



Kingsgate
DUNFERMLINE

UNIT 48

**Kingsgate Shopping Centre
TO LET**

- Located in the heart of Dunfermline, Kingsgate Shopping Centre is easily accessible by bus, train, bike, or car.
- The centre is home to over 55 high street brands and independent retailers, the 289,000 sq ft shopping centre links key areas Dunfermline, offering a direct route from the High Street.
- With a modern covered mall and welcoming communal spaces, Kingsgate offers the perfect setting for a diverse range of businesses, from artisan traders and eateries to national retailers occupying larger units.
- There are 711 car parking spaces in the centre.

Holland
& Barrett

THE WORKS **W**

**MUFFIN
BREAK**

NEW
LOOK

JD

STARBUCKS
COFFEE

hmv

Boots

M&S
EST. 1884

cardfactory

The Entertainer
TheToyShop.com

Superdrug 

b&m

Waterstones

TRESPASS

RMJ

savills

Situation / Accommodation:

The unit extends to the following approximate floor area [NIA]:

Ground Floor: 1,023 sq ft / 95.04 sq m

The unit sits in a central position within the ground floor of the centre, immediately adjacent to **The Entertainer**. Other occupiers located nearby include **Poundland, HMV, River Island, Brands Outlet, New Look** and **The Body Shop**.

Rates:

The property will be required to be assessed for ratings purposes.

Term:

The unit is available on a new effectively FRI lease on a term to be agreed.

Rent:

Further details available on request.

Service Charge:

Approximately £4,845.26 per annum.

VAT:

All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC:

Full EPC available on request.

Legal Costs:

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.



Further Information:

For further information on letting opportunities, please contact the agents as follows:

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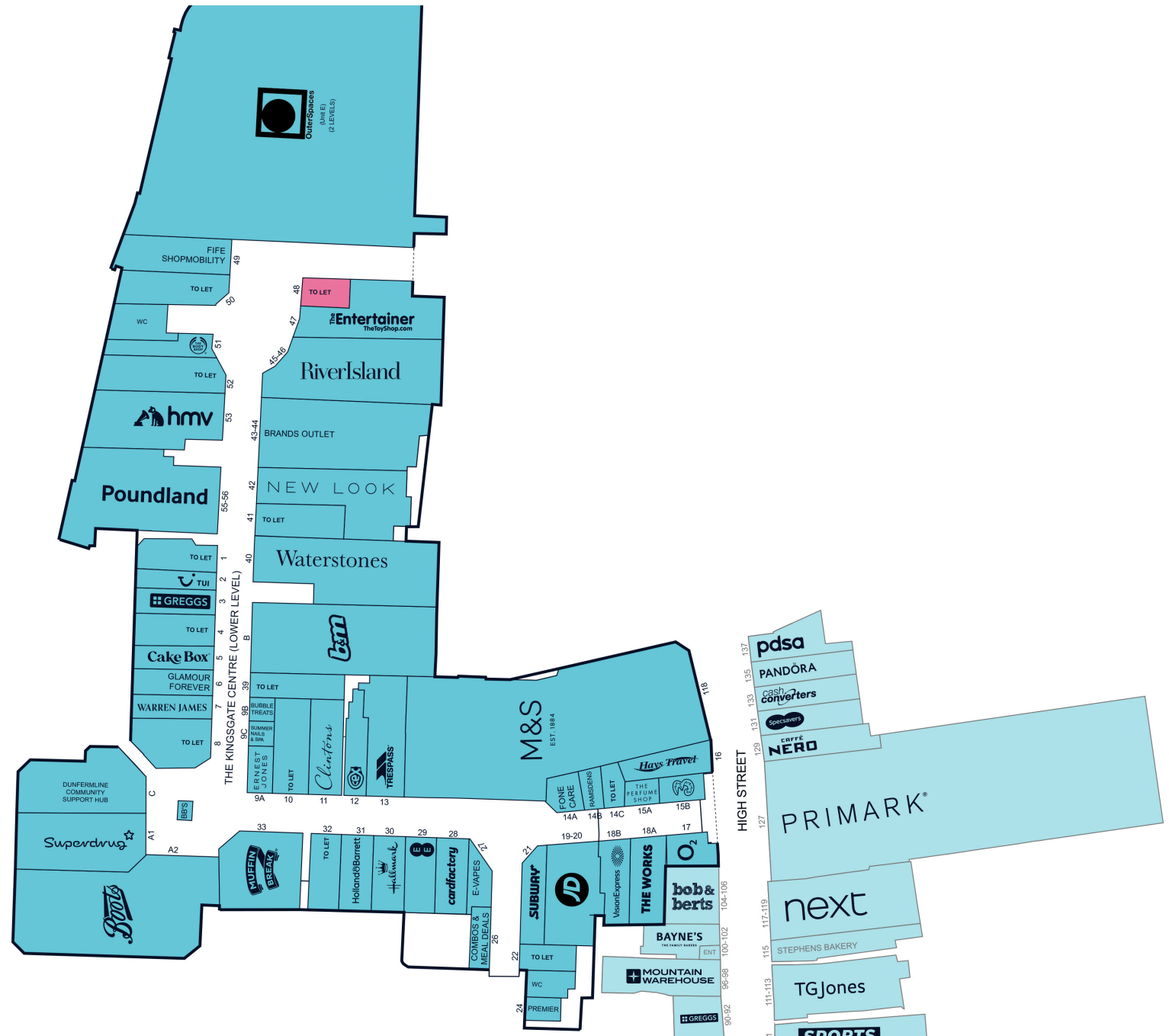
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