



## Retail Unit To Let

Rent: **£12,500 pa**

Ground Floor: **1,250 sq ft**

### Location

Glenrothes is a popular new town located in Fife, approximately 30 miles to be north of Edinburgh and 20 miles south of Dundee. The town has a residential population in the region of 40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approximately 430,000 sq ft (40,000 sqm) of retail accommodation planned over a single level mall with an average footfall of approximately 106,000 per week. Nearby retailers include **Three**, **Ryman**, **New Look**, **Yours** and **Bodycare**.

### Accommodation

The premises are arranged over the ground floor level and comprise the following approximate net internal area:  
Ground Floor: **1,250 sq ft / 116.12 sqm**

### Rent

Offers over **£12,500 per annum**

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£17,800**

UBR (2021/22): **£0.49**

Rates Payable: **£8,722 pa**

### Service Charge

The estimated service charge for this financial year is **£7,152**.

### EPC

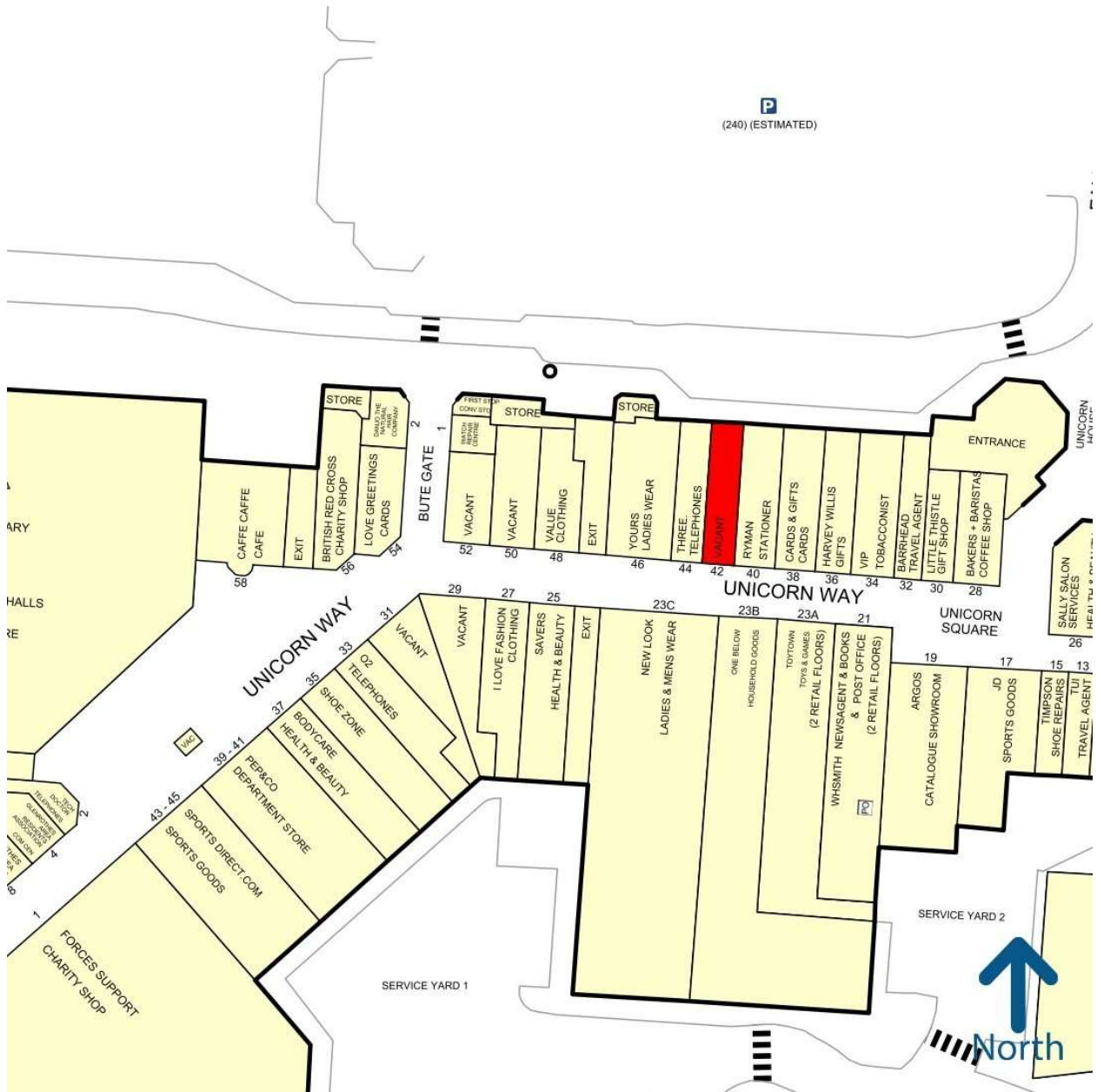
This property has an EPC rating of E.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

TO LET

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Kingdom Shopping Centre  
Glenrothes KY7 5NW



Viewing strictly by appointment with ORINSEN

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