

# Shopping Centre Retail Unit

4 Marchmont Gate, Kingdom Centre, Glenrothes



- Glenrothes is a popular new town located in Fife, approximately 30 miles to the north of Edinburgh and 20 miles to the 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 of retail accommodation planned over a single level mall with an average footfall of approximately 106,000 per week.
- The subject property is located in a busy part of the mall. Nearby retailers include **Xtreme Trampoline**, **Sports Direct**, **Pep & Co.** and **O2**.

## RENT:

Details on request.

## TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed .

## ACCOMMODATION:

The premises are arranged over the ground floor of the shopping centre, comprising the following approximate net internal area:

Ground Floor (NIA): 926 sq ft 86.03 sq m

## BUSINESS RATES:

Rateable Value: £7,100

UBR 2025/26: £0.498

Rates Payable: \*£3,536 per annum

\*the rates payable may depend on your circumstances. Further information is available upon request.

## SERVICE CHARGE:

service charge payable for 2025 is approximately £5,979 per annum.

## EPC:

Full Energy Performance Certificate available on request.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the 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.

## CONTACT DETAILS:

Further information & viewing upon request. Viewing strictly by appointment with Savills, or our joint agent Orinsen.

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