



## Retail Unit To Let

Rent: **£16,000 pa**

Ground Floor: **985 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. The subject property is located in a busy part of the mall. Nearby retailers include **Holland & Barrett**, **Poundland** and **Boots**.

### Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:  
Ground Floor: **985 sq ft / 91.51 sqm**

### Rent

Offers over **£17,000 per annum**

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£12,800**

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

### Service Charge

The estimated service charge for this financial year is **£5,734**.

### EPC

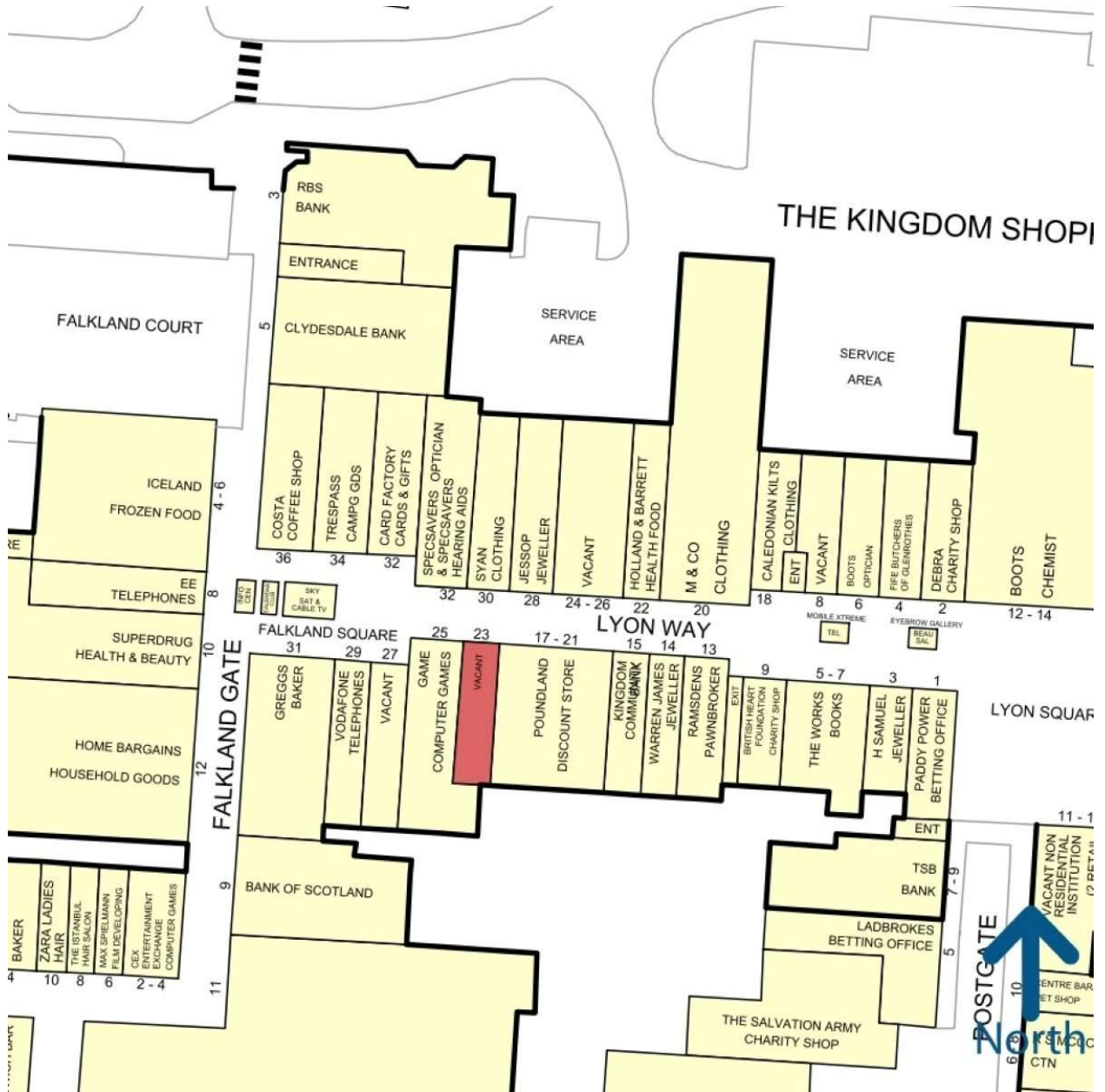
EPC available on request.

### 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

Unit 23 Lyon Way  
Kingdom Shopping Centre  
Glenrothes KY7 5NU



Viewing strictly by appointment with **ORINSEN** or our joint agents Savills

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