

Shopping Centre Retail Unit

30 Unicorn Way, 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 **Barrhead Travel**, **Bakers + Baristas**, **Sally Beauty** and **CEX**.

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): 920 sq ft 85.47 sq m

BUSINESS RATES:

Rateable Value: £8,400

UBR 2025/26: £0.498

Rates Payable: *£4,183 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 £5,882 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.

Michelle McLaughlin

T: 07977 851 507

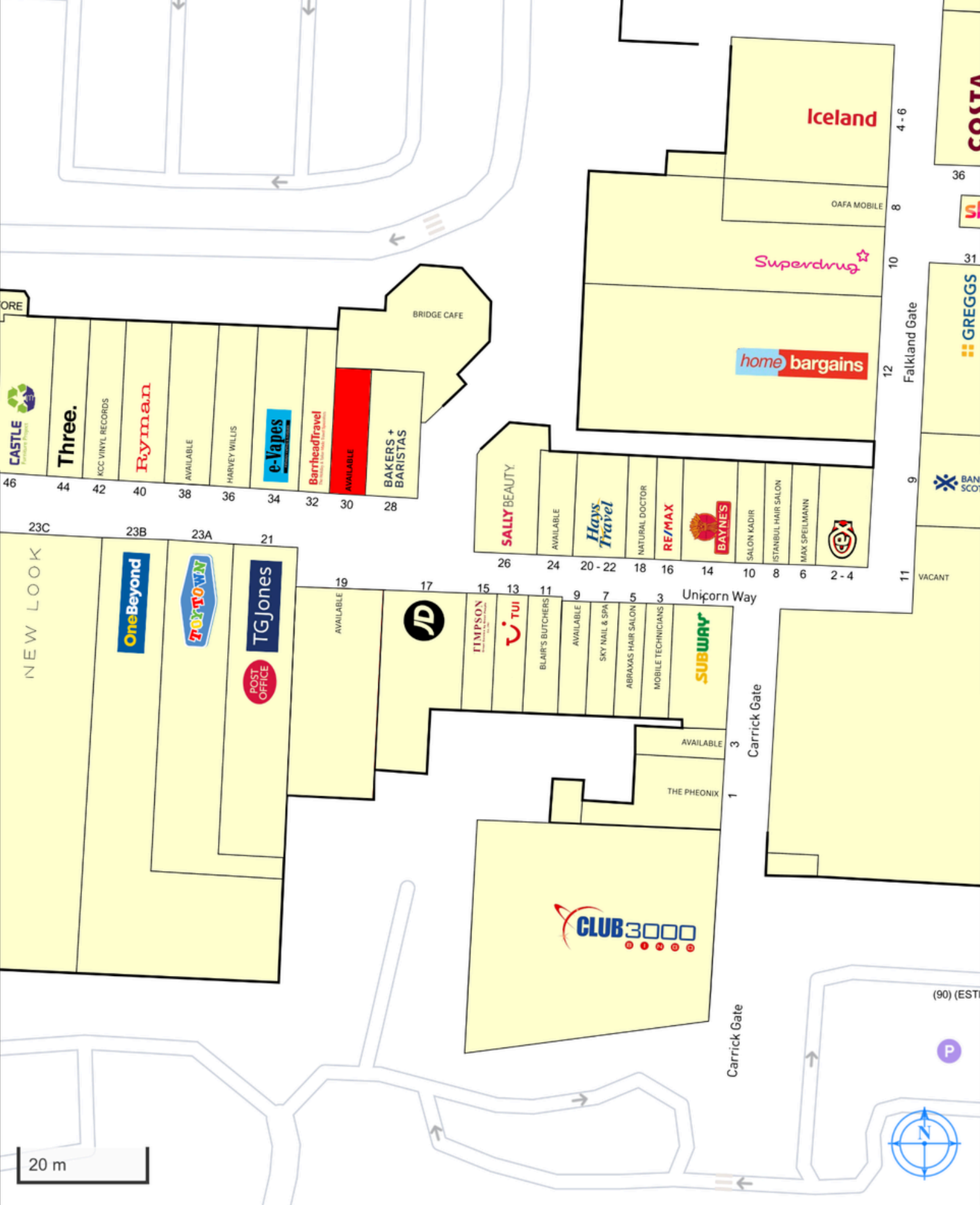
E: michelle.mclaughlin@savills.com

John Menzies

T: 07808 479 265

E: john.menzies@savills.com





IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.