



## Retail Unit To Let

**Rent: £14,000 pa**

**Ground Floor: 1,172 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 aml 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 **New Look**, **O2** and **Bodycare**.

### Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: **1,172 sq ft / 109 sqm**

### Rent

Offers over **£14,000 per annum**.

### Lease

The subjects are available on a new FRI lease

### Rates

Rateable Value: **£19,800**

UBR (2021/22): **£0.49**

Rates Payable: **£9,702 pa**

### Service Charge

The estimated service charge for this financial year is **£6,654**.

### EPC

This property has an EPC rating of D.

### 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

