

TO LET

# SHOPPING CENTRE RETAIL UNIT

18 LYON WAY, KINGDOM CENTRE, GLENROTHES



## Key Highlights

- Glenrothes is a popular new town located in Fife, approximately 30 miles to the 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 sq m) of retail accommodation planned over a single level mall with an average footfall of approximately 106,000 per week.
- The subject occupies a prime position in a busy part of the mall. Other retailers in close proximity to the specified unit property include Peacocks, Home Bargains, Superdrug, Specsavers, Trespass, and Costa.

SAVILLS GLASGOW

163 W George St  
GLASGOW G2 2JJ

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## Accommodation

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

NIA:	1,180 sq ft	109.63 sq m
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## Rent

On application.

## Tenure

The subjects are available on a new FRI lease

## Rates

Rateable Value:	£10,700
UBR (2025/26):	£0.498
Rates Payable:	£5,329

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

Service charge payable for 2025 is approximately £7,683 per annum.

## Legal Costs

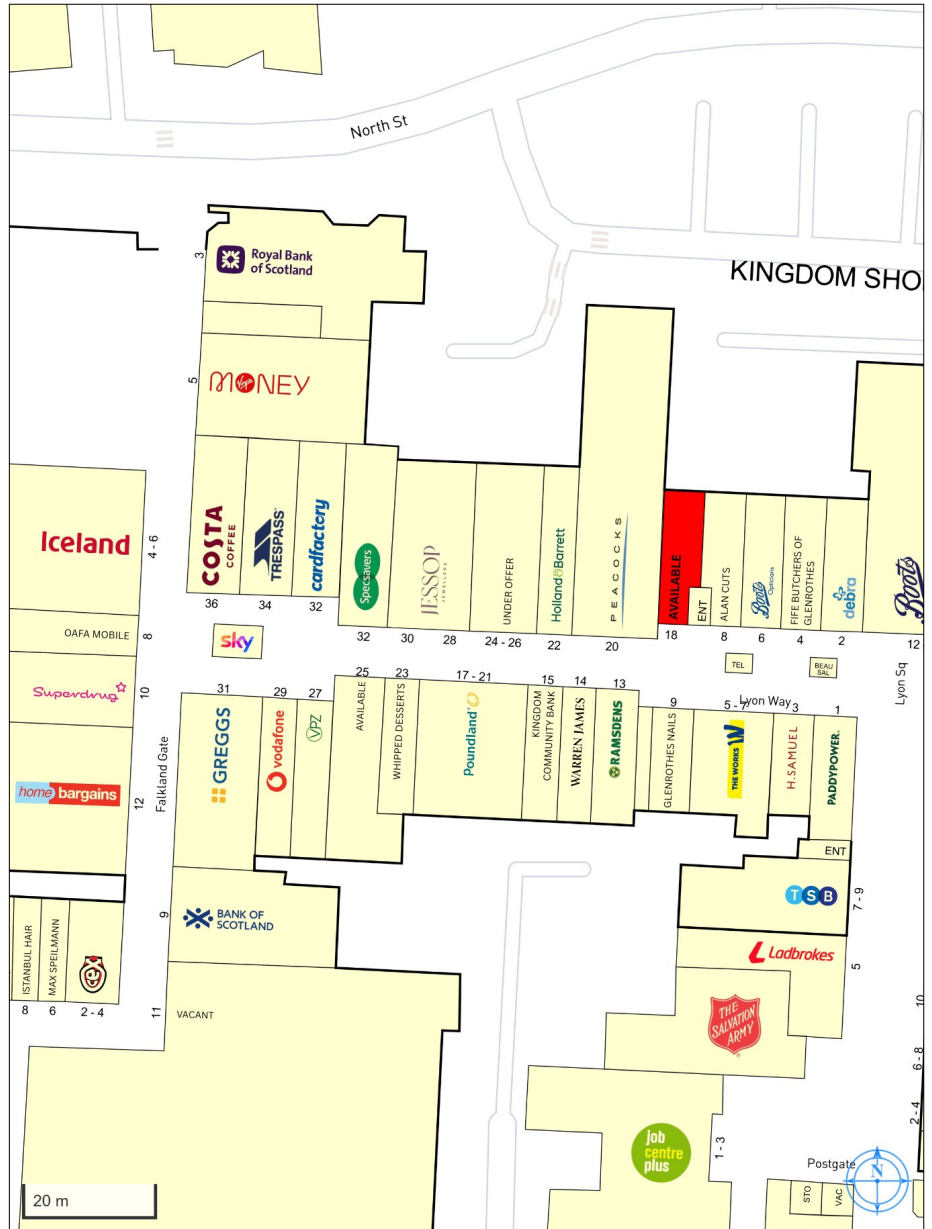
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full Energy Performance Certificate available on request.

## Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills, or our joint agents Orinsen.



## Contact

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