



## Retail Unit To Let Prime Position

Rent: **£30,000 pa**

Ground Floor: **1,692 sq ft**

### Location

The Kingsgate Shopping Centre forms the prim retailing pitch for the town, extending to 309,000 sq ft. The average weekly footfall is 160,000 persons. The scheme is anchored by M&S and B&M with other retailers including **Boots, New Look, River Island, JD Sports** and **The Entertainer**.

### Accommodation

The property has the following approximate net internal areas.

Internal Width: **14 ft 1 in / 4.30 m**  
Build Depth: **57 ft 9 ins / 17.65 m**  
Ground Floor: **1,692 sq ft / 157.19 sqm**

### Rent

**£30,000 pa**

### Lease

Available on a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

### Rates

The Rateable Value displayed is based on an estimate of how the premises are likely to be assessed.

Rateable Value: **£26,600**

UBR (2021/22): **£0.49**

Rates Payable: **£13,034 pa**

The business rates holiday for all "eligible" retail and leisure businesses in Scotland has been extended until 31 March 2022. For enquiries and to verify this, please contact the local authority on 01592 583644

### Service Charge

Approximately **£8,490 pa**

### EPC

Band D. Report available on request.

### Legal Costs

