



Retail Unit To Let

Rent: £23,300 pa

Ground Floor: 2,389 sq ft

Location

Glenrothes is a popular New Town in Fife, approx 30 miles north of Edinburgh and 20 miles south of Dundee. The town has a residential population of c. 40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approx 430,000 sq ft (40,000 sqm) of retail accommodation planned over a single level mall with an average footfall of approx 106,000 p/week. The property is located in a busy part of the mall. Nearby retailers include **Boots**, **The Works**, and **H Samuel**.

Accommodation

The premises are arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: **2,389 sq ft / 222 sqm**

First Floor: **2,239 sq ft / 208 sqm**

Basement: **1,539 sq ft / 143 sqm**

Rent

£23,300 per annum.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£26,100**

UBR (2022/23): **£0.498**

Rates Payable: **£12,997 pa**

Service Charge

The service charge is estimated at **£32,814 pa**.

EPC

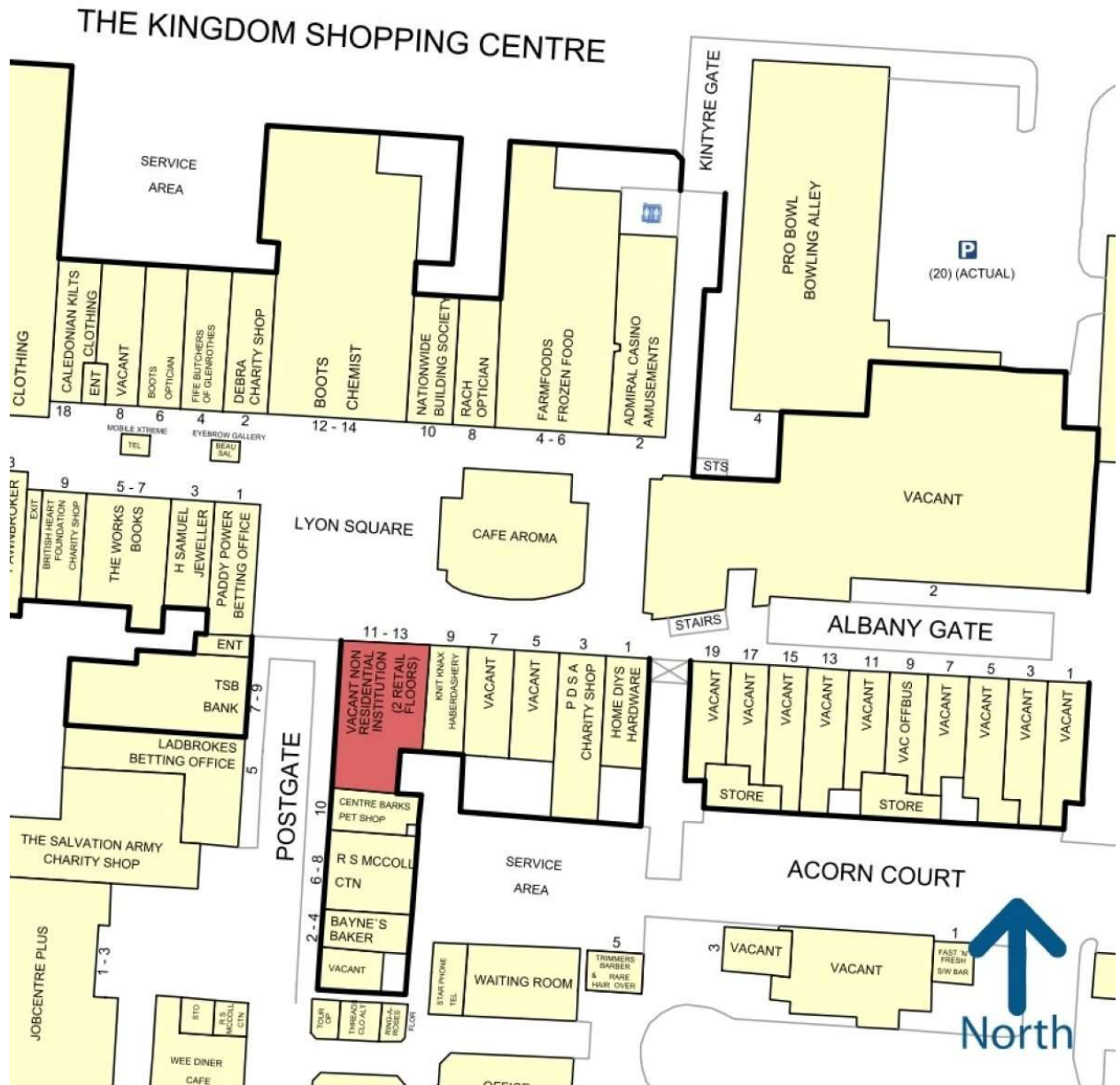
This property has an EPC rating of F.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

TO LET

Unit 11-13 Lyon Square
Kingdom Shopping Centre
Glenrothes KY7 5NW



Viewing strictly by appointment with ORINSEN

Tom Forster
T. 0131 374 1115
M. 07919 920 126
E. tforster@orinsen.com

Charlotte Young
T. 0131 374 1118
M. 07825 167 883
E. cyoung@orinsen.com

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