



## Retail Unit To Let Prominent Position

**Rent: £10,500 pa**

**Ground Floor: 1,744 sq ft**

### Location

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 sqm) 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 **Boots**, **Farmfoods**, **The Works** and **H Samuel**.

### Accommodation

The premises are arranged over the ground floor comprising the following approximate net internal area:  
Ground Floor: **1,744 sq ft / 162.02 sqm**

### Rent

**£10,500 per annum**

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£10,600**

UBR (2021/22): **£0.49**

Rates Payable: **£5,194 pa**

### Service Charge

The estimated service charge for this financial year is estimated at **£11,330**.

### EPC

This property has an EPC rating of G.

### 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.

