



Retail Unit To Let

Rent: **£16,000 pa**

Ground Floor: **985 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 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 **Holland & Barrett**, **Poundland** and **Boots**.

Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:
Ground Floor: **985 sq ft / 91.51 sqm**

Rent

Offers of **£16,000 per annum**

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£12,800**

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Service Charge

The estimated service charge for this financial year is **£5,734**.

EPC

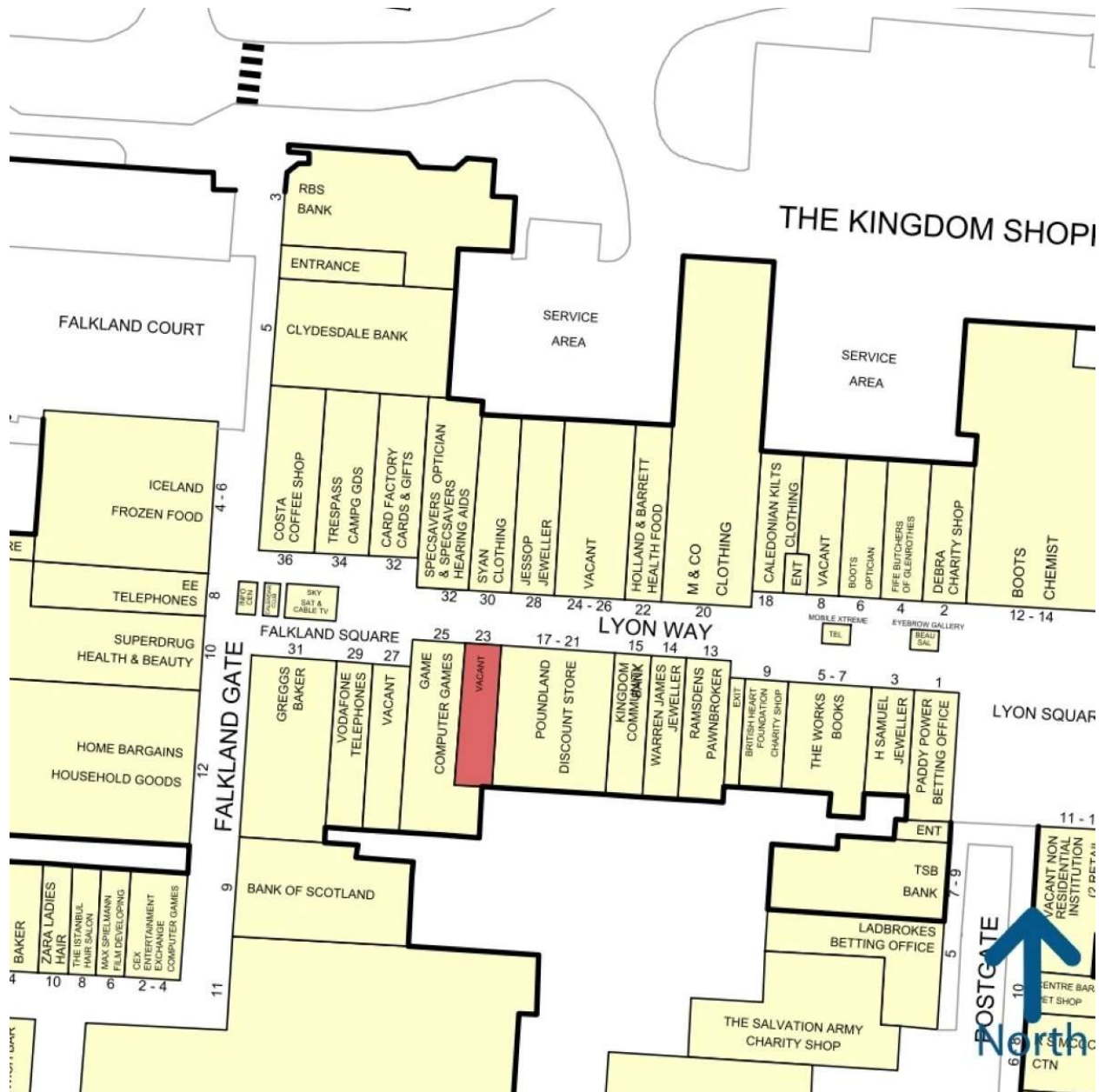
EPC available on request.

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.

TO LET

Unit 23 Lyon Way
Kingdom Shopping Centre
Glenrothes KY7 5NU



Viewing strictly by appointment with **ORINSEN** or our joint agents Savills

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

Published: May 2021

important notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ORINSEN

90A George Street, Edinburgh EH2 3DF
T. 0131 374 1111 info@orinsen.com orinsen.com