



Retail Unit To Let

Rent: £20,000 pa

Ground Floor: 1,669 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 aml 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 **Sports Direct**, **O2** and **Savers**.

Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:
Ground Floor: **1,669 sq ft / 155.11 sqm**

Rent

Offers over **£20,000 per annum**.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£14,000**
UBR (2023/24): **£0.498**
Rates Payable: **£6,972 pa**

Service Charge

The estimated service charge for this financial year is **£11,037**.

EPC

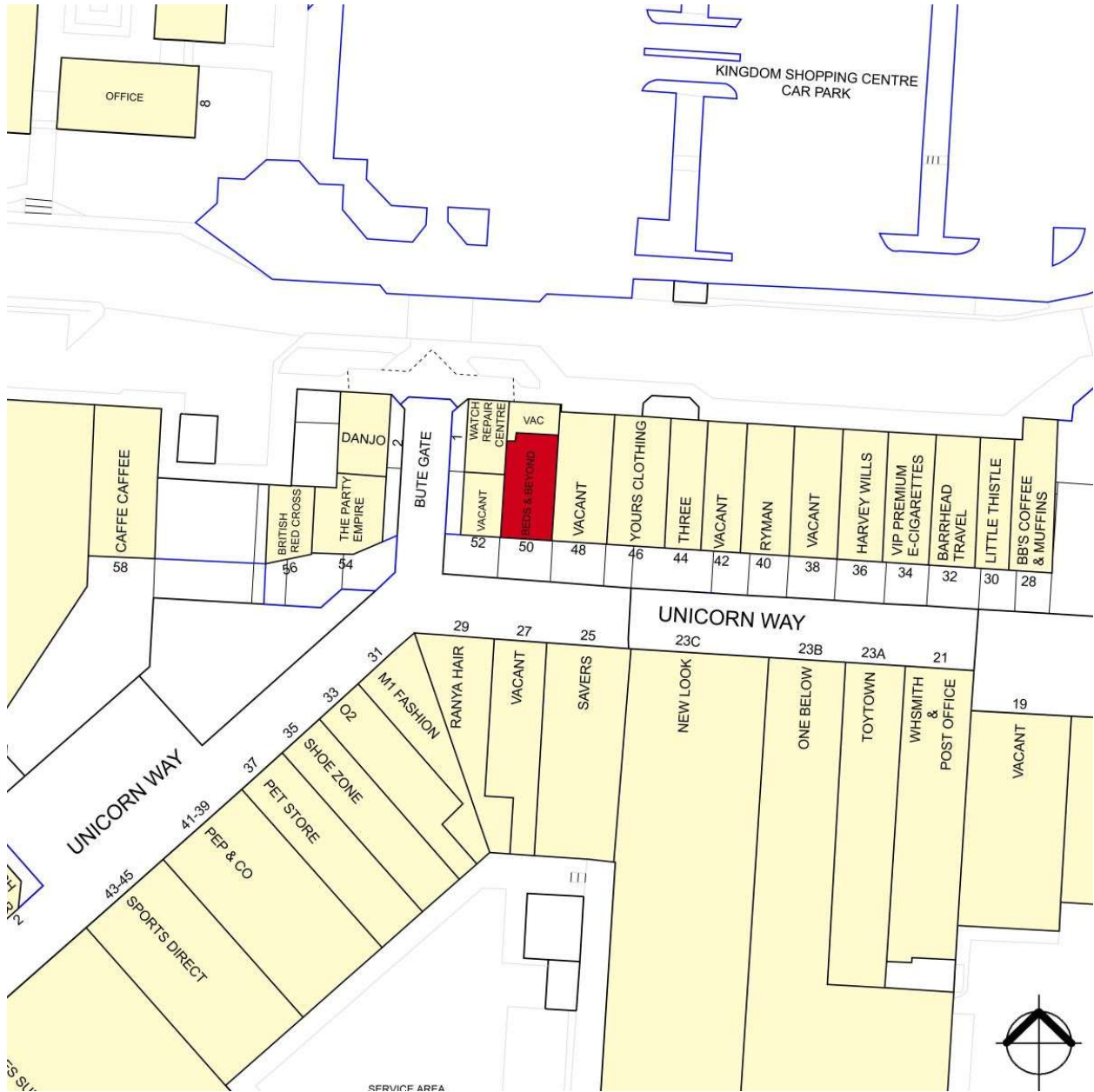
This property has an EPC rating of F.

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 50 Unicorn Way
Kingdom Shopping Centre
Glenrothes KY7 5NU



Viewing strictly by appointment with ORINSEN

Tom Forster
T. 0131 374 1111
M. 07919 920 126
E. tforster@orinsen.com

Charlotte Young
T. 0131 374 1111
M. 07825 167 883
E. cyoung@orinsen.com

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