



Retail Unit To Let Prominent Position

Rent: **£11,000 pa**

Ground Floor: **1,516 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 Centre comprises approximately 450,000 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 **Sports Direct**, **Bodycare** and **O2**.

Accommodation

The subject property is arranged over the ground floor comprising the following approximate area:
Ground Floor: **1,516 sq ft / 140 sqm**

Rent

Offers over **£11,000 pa** are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£11,500**

The premises may 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 the current financial year is **£10,482**.

EPC

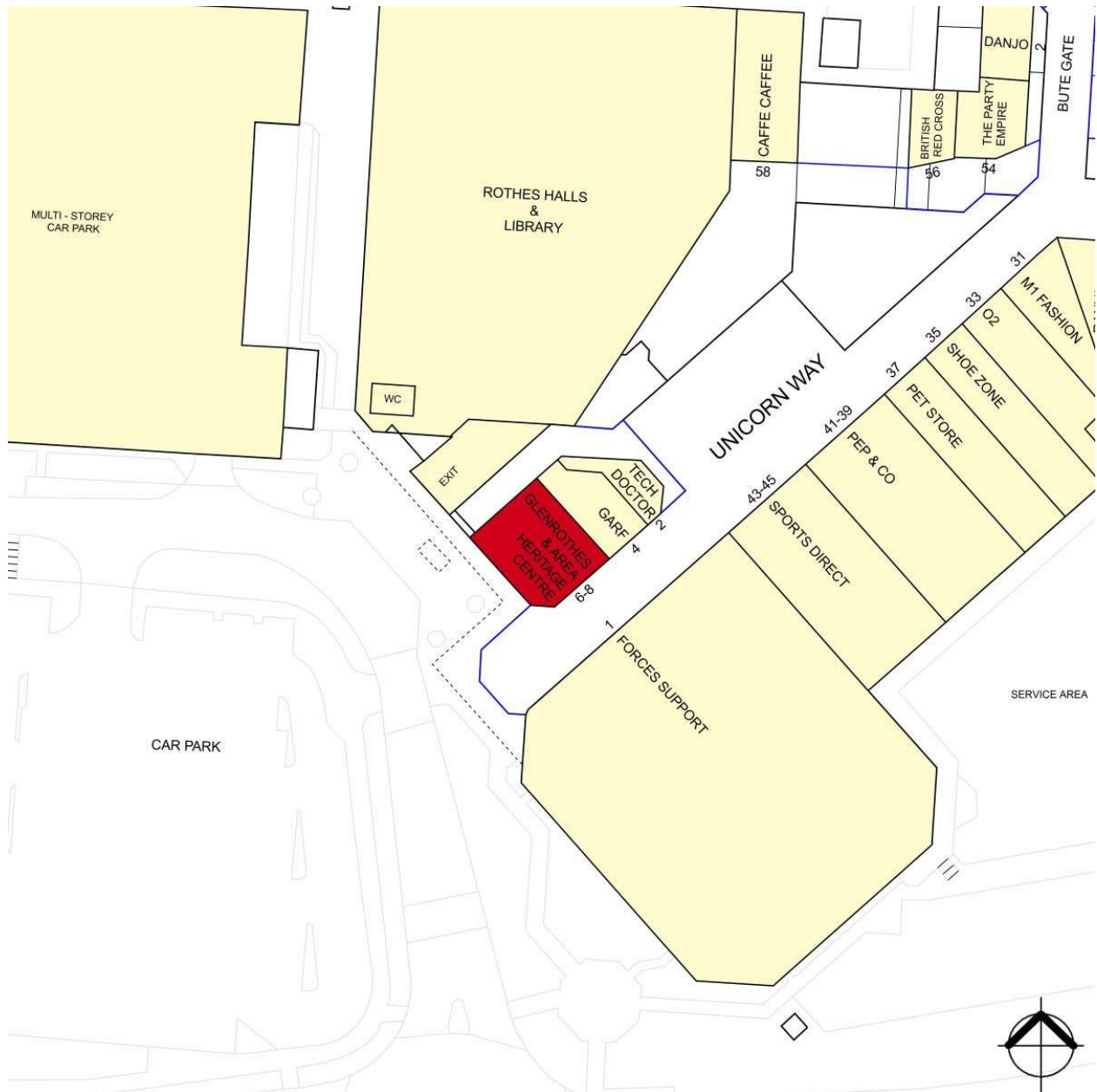
EPC available on request.

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 6-8 Marchmont Gate
Kingdom Shopping Centre
Glenrothes KY7 5NB



Viewing strictly by appointment with **ORINSEN**
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