



Retail Unit To Let Prominent Position

Rent: **£13,000 pa**

Ground Floor: **2,295 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. Nearby retailers include **O2**, **New Look** and **Bodycare**.

Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: **2,295 sq ft / 213.21 sqm**

Rent

£13,000 per annum

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£15,000**

UBR (2020/21): **£0.498**

Rates Payable: **£7,470 pa**

Service Charge

The estimated service charge for the current financial year is **£12,474**.

EPC

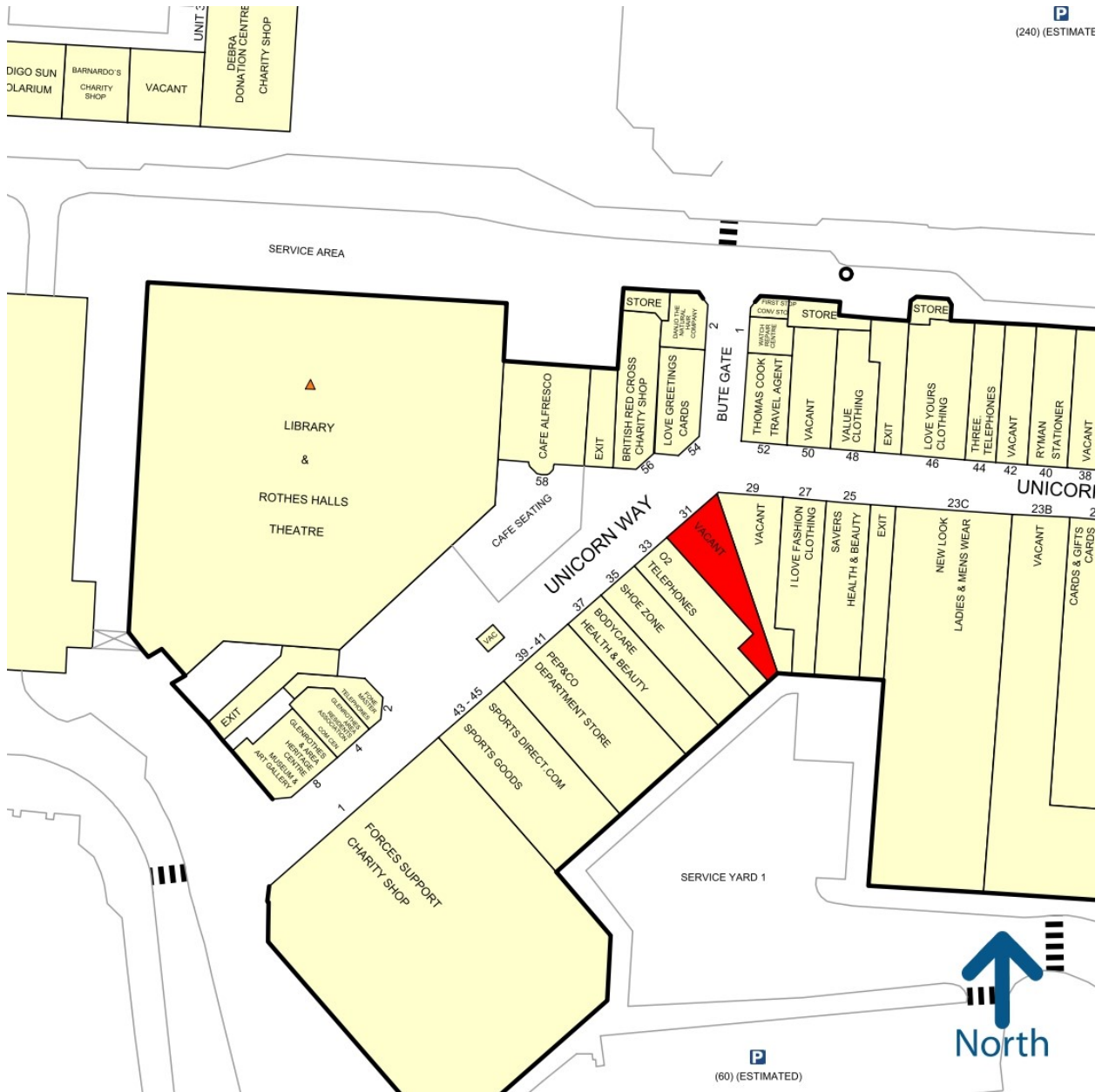
This property has an EPC rating of F.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

TO LET

Unit 31 Unicorn Way
Kingdom Shopping Centre
Glenrothes KY7 5NU



(240) (ESTIMATE)

(60) (ESTIMATED)



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. c.young@orinsen.com

Published September 2020

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.