



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 (2020/21): **£0.498**

Rates Payable: **£5,279 pa**

Service Charge

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

EPC

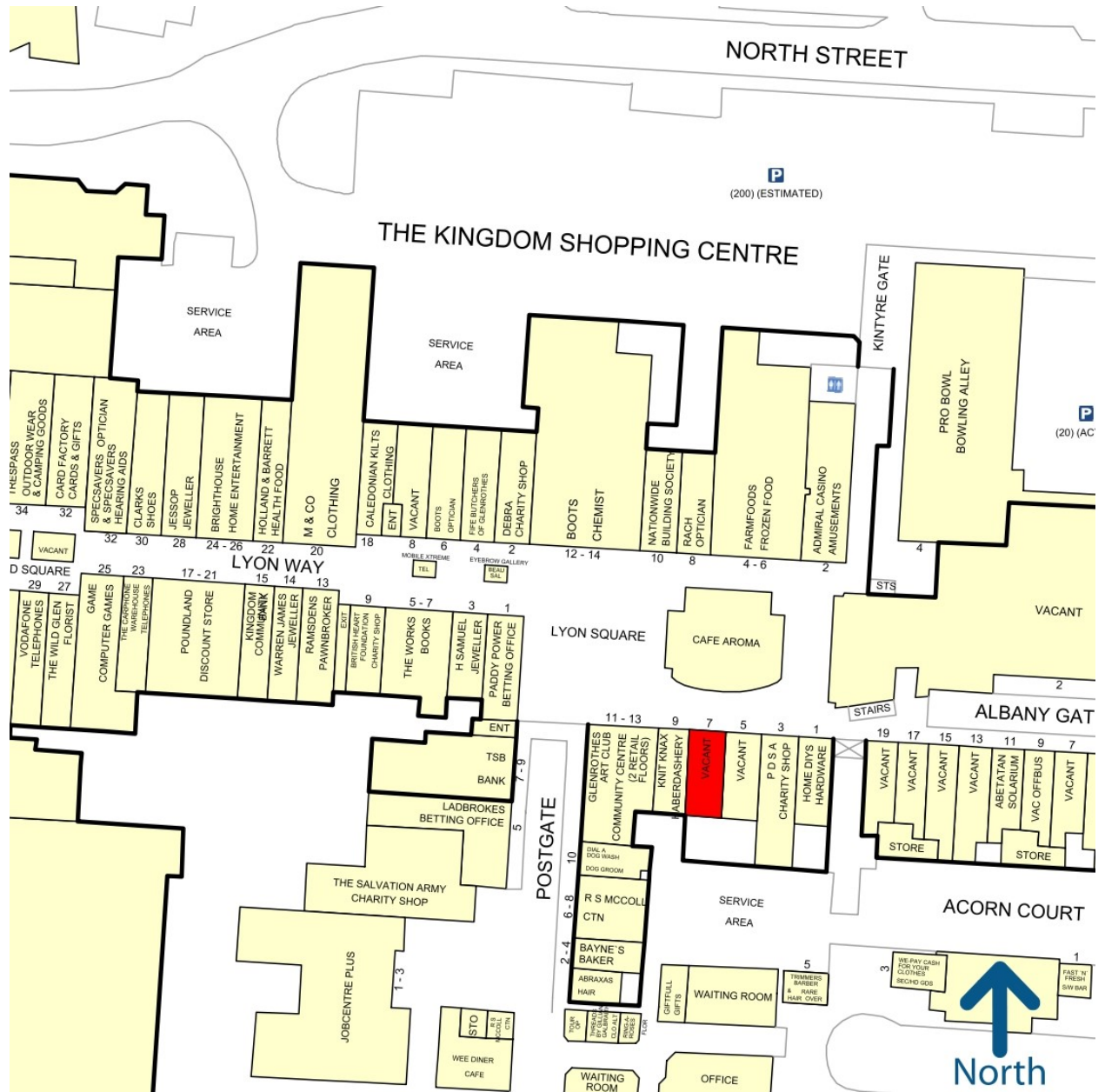
This property has an EPC rating of G.

Legal Costs

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

TO LET

**Unit 7 Lyon Square
Kingdom Shopping Centre
Glenrothes KY7 5NW**



Viewing strictly by appointment with ORINSEN or our joint agents Savills

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