

Unit 39



39 Kingsgate Centre, Dunfermline

PRIME SHOP TO LET - AVAILABLE DUE TO RELOCATION

LOCATION:

The Kingsgate Shopping Centre forms the prime retailing pitch for the town, extending to 309,000 sq ft. The average weekly footfall is 160,000 persons.

The scheme is anchored by **M&S** and **Debenhams** with other retailers including; **Top Shop**, **New Look**, **River Island** and **The Entertainer**.

ACCOMMODATION:

Dimensions and net internal floor areas;

Internal Width	18 ft 6 ins	5.65 m
Build Depth	75 ft 1 ins	22.89 m
Ground Floor	1,347 sq ft	125.01 m ²
First Floor	461 sq ft	42.08 m ²

LEASE TERMS:

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

RENT:

£32,500 pax.

SERVICE CHARGE:

Approximately £9,500 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band E. Report available on request.

BUSINESS RATES:

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£30,200
UBR (2020/21)	49.0p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01592 583644.

LEGAL COSTS:

Each party is to be responsible for their own costs.

POSTCODE:

KY12 7QU

DATE:

APRIL 2020

VIEWING

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