



## Retail Unit To Let

**Rent: £23,300 pa**

**NIA: 6,112 sq ft**

## Location

Glenrothes is a popular New Town in Fife, approx 30 miles north of Edinburgh and 20 miles south of Dundee. The town has a residential population of c. 40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approx 430,000 sq ft (40,000 sqm) of retail accommodation planned over a single level mall with an average footfall of approx 106,000 p/week. The property is located in a busy part of the mall. Nearby retailers include **Boots**, **The Works**, and **H Samuel**.

## Accommodation

The premises are arranged over the ground floor comprising the following approximate area:

Ground Floor: **6,112 sq ft / 567.82 sqm**

## Rent

**£23,300 per annum**

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: **£26,100**  
UBR (2020/21): **£0.498**  
Rates Payable: **£12,998 pa**

## Service Charge

The service charge is estimated at **£35,235**

## EPC

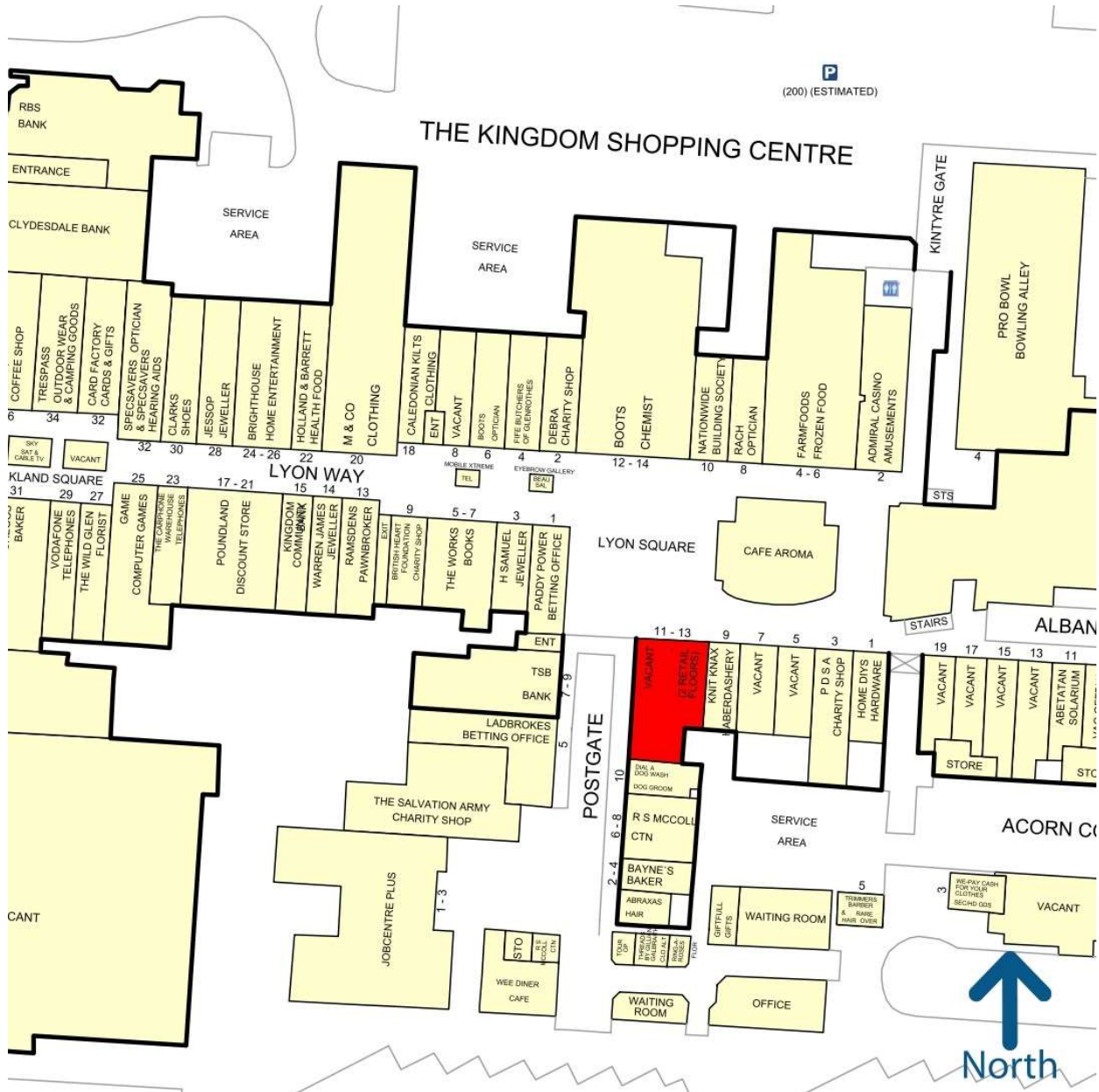
This property has an EPC rating of F.

## Legal Costs

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

TO LET

Unit 11-13 Lyon Square  
Kingdom Shopping Centre  
Glenrothes KY7 5NW



Viewing strictly by appointment with ORINSEN

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