

TO LET

Unit 5 Lyon Square
Kingdom Shopping Centre
Glenrothes KY7 5NR



Prime Retail Unit Prominent Location

Rent: **£10,000 pa**

NIA: **1,844 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 **Farmfoods** and **Café Aroma**.

Accommodation

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

Ground Floor: **1,844 sq ft / 171.31 sqm**

Rent

£10,000 pa

Lease

The subjects are available on a new FRI lease

Rates

Rateable Value: **£10,200**

UBR (2020/21): **£0.498**

Rates Payable: **£5,080 pa**

Service Charge

The estimated service charge for this financial year is **£123,165**.

EPC

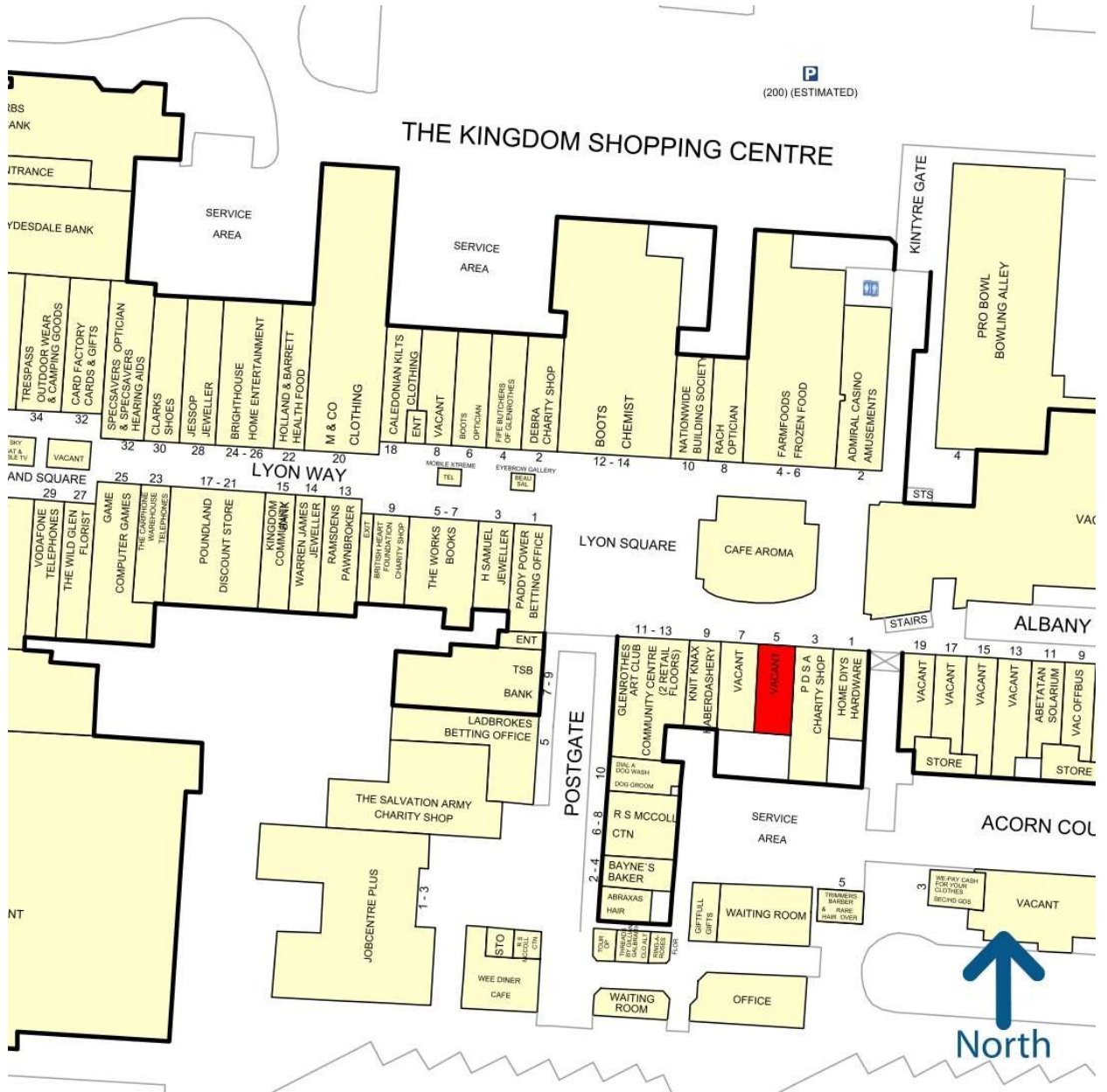
This property has an EPC rating of E.

Legal Costs

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

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Viewing strictly by appointment with ORINSEN or our joint agents Savills

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