



TO LET

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



**Retail Unit To Let
Prominent Position**

Rent: £10,500 pa

NIA: 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 areas:

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): **49.8p**

Rates Payable: **£5,278 pa**

Service Charge

The estimated service charge for this financial year is estimated at **£12,165**.

EPC

This property has an EPC rating of G.

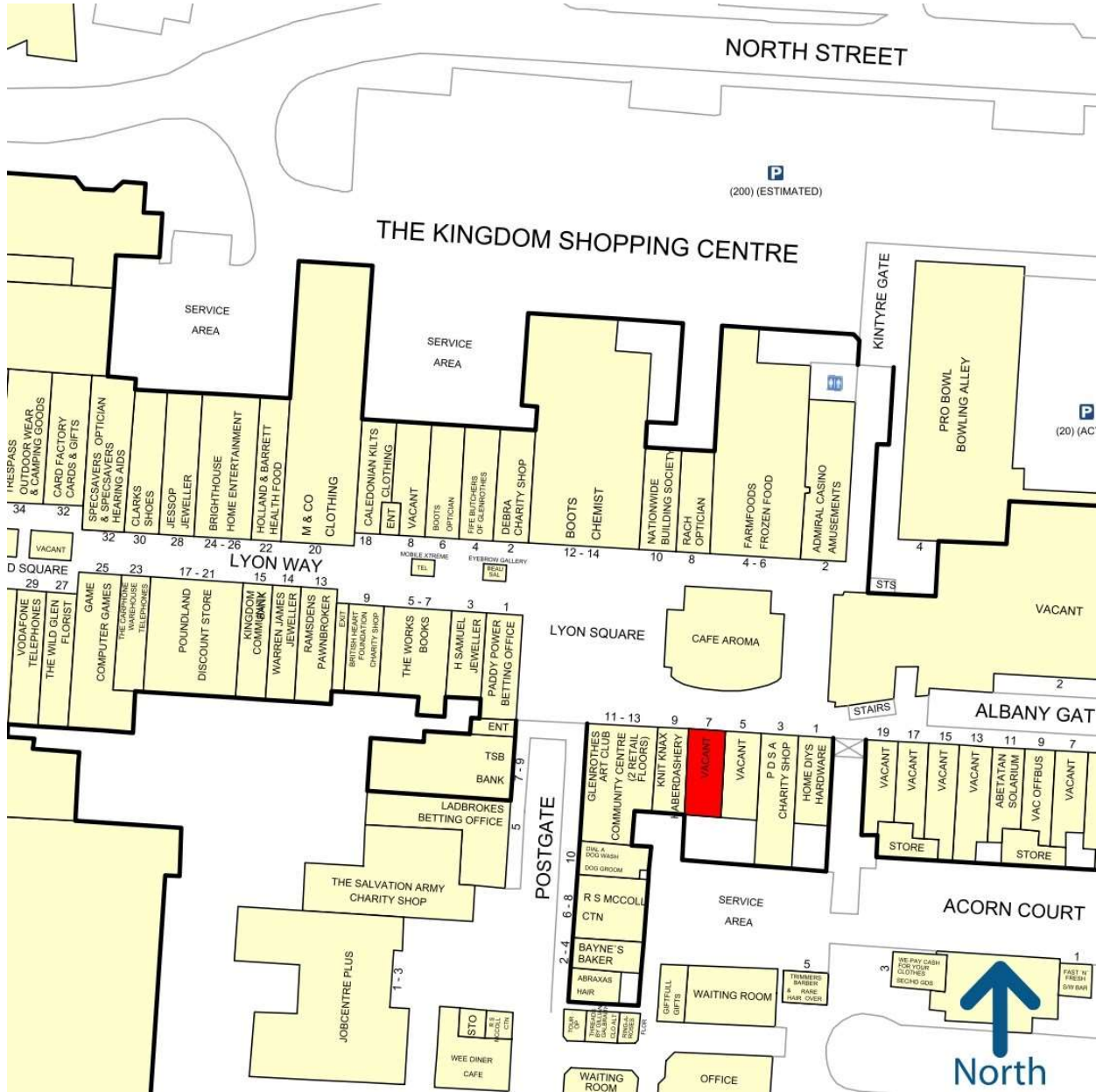
Legal Costs

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



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Viewing strictly by appointment with **ORINSEN** or our joint agents Savills

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