



**Retail Unit To Let
Prominent Position**

Rent: £8,500 pa

NIA: 787 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. Nearby retailers include **Boots**, **H Samuel** and **Holland & Barrett**.

Accommodation

The premises are arranged over the ground floor comprising the following areas:

Ground Floor: **787 sq ft / 73.11 sqm**

Rent

£8,500 per annum

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£9,300**
UBR (2020/21): **49.8p**
Rates Payable: **£4,631 pa**

Service Charge

The estimated service charge for this financial year is **£4,936**

EPC

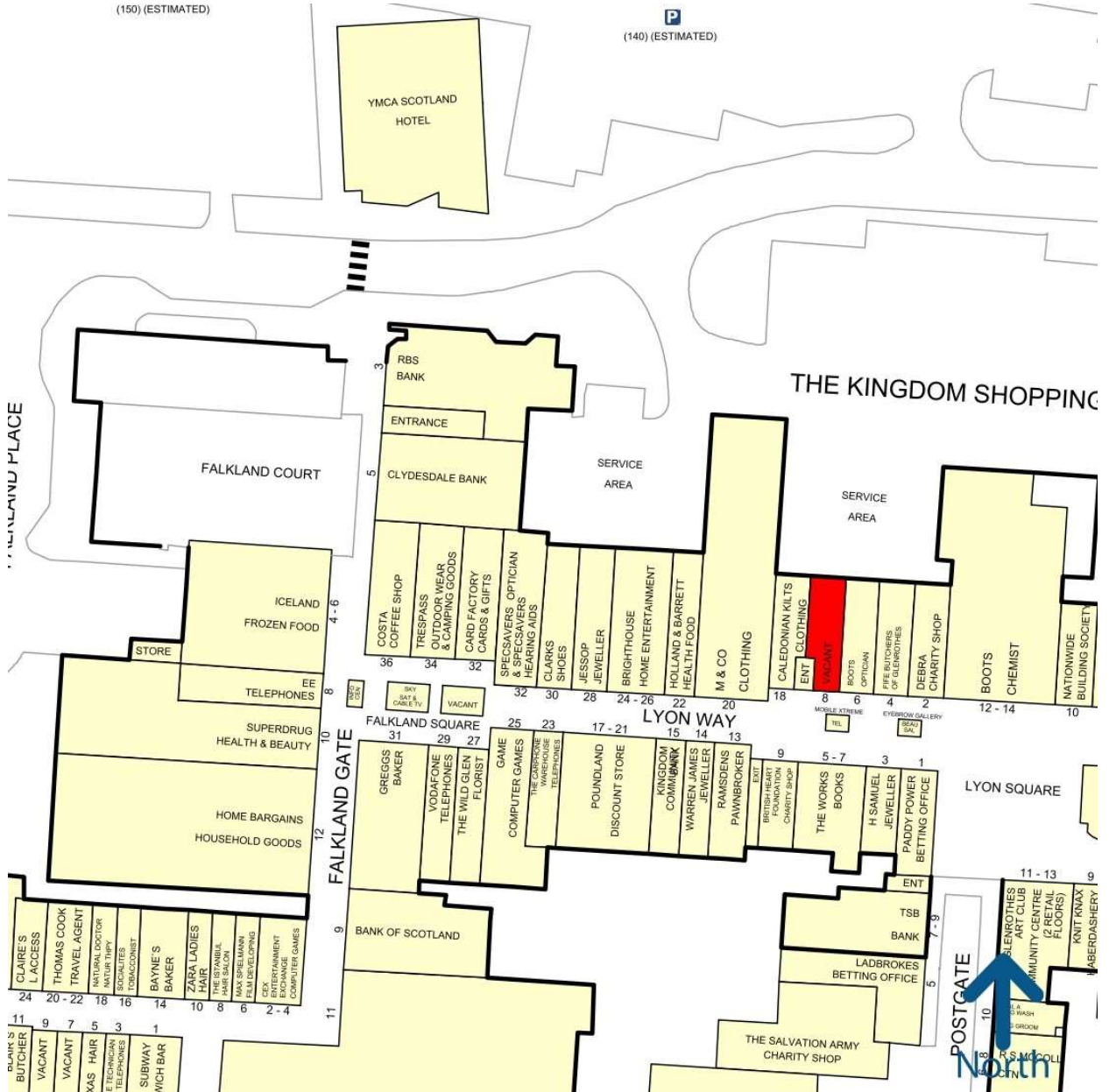
This property has an EPC rating of F.

Legal Costs

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

TO LET

Unit 8 Lyon Way
Kingdom Shopping Centre
Glenrothes KY7 5NW



Viewing strictly by appointment with ORINSEN or our joint agents Savills

Tom Forster

T. 0131 374 1115
M. 07919 920 126
E. tforster@orinsen.com

Charlotte Young
T. 0131 374 1118
M. 07825 167 883
E. cyoung@orinsen.com

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