

Unit 1



1 Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

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 **B&M** with other retailers including; **Boots**, **New Look**, **River Island**, **JD Sports** and **The Entertainer**.

ACCOMMODATION:

Dimensions and net internal floor area;

Internal Width	14 ft 1 in	4.30 m
Build Depth	57 ft 9 in	17.65 m
Ground Floor	1,692 sq ft	157.19 m ²

LEASE TERMS:

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

RENT:

£30,000 pax.

SERVICE CHARGE:

Approximately £8,490 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band D. Report available on request.

LEGAL COSTS:

Each party to be responsible for their own costs.

BUSINESS RATES:

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

Rateable value	£26,600
UBR (2021/22)	49.0p

The business rates holiday for all 'eligible' retail and leisure businesses, in Scotland, has been extended until 31st March 2022. For enquiries and to verify this, please contact the local authority on 01592 583644.

POSTCODE:

KY12 7QU

SUBJECT TO CONTRACT:

OCTOBER 2021

VIEWING

GCW

Philippe Micheal
020 7647 4815
philippe.micheal@gcw.co.uk

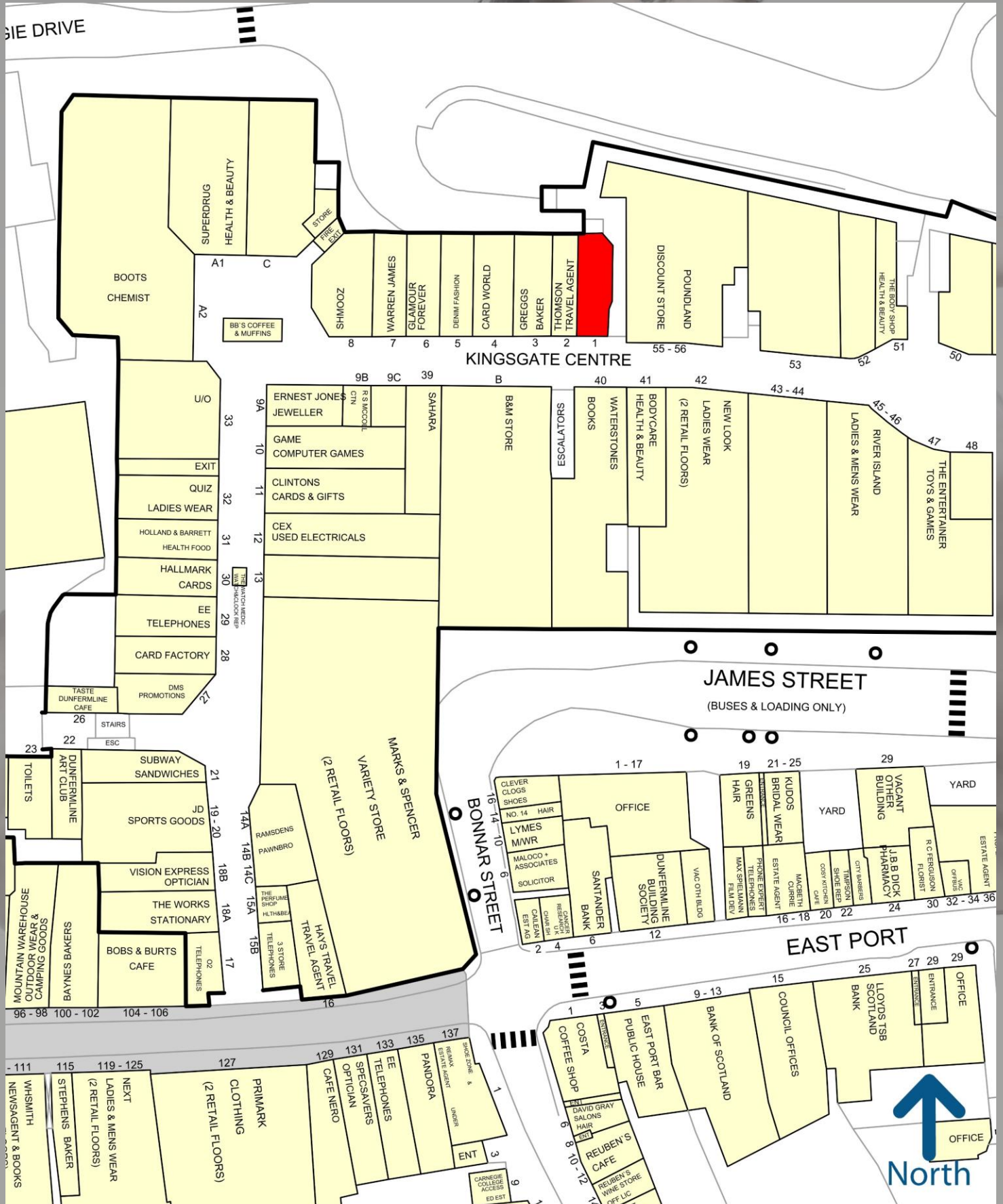
Nick Warr
020 7647 4818
nick.warr@gcw.co.uk

ORINSEN

Tom Forster
0131 374 1115
tforster@Orinsen.com

Andy Bain
0131 374 1117
abain@Orinsen.com





Kingsgate
DUNFERMLINE

020 7408 0030
gcw.co.uk
GCW.

ORINSEN

Misrepresentation Act
GCW and ORINSEN for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. October 2021.