

Unit 5



5 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 areas;

Internal Width	17 ft 4 ins	5.30 m
Build Depth	61 ft 10 ins	18.55 m
Ground Floor	1,053 sq ft	97.83 m ²
First Floor Storage	769 sq ft	71.40 m ²

LEASE TERMS:

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

RENT:

£35,000 pax.

SERVICE CHARGE:

Approximately £9,067 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band E. 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	£28,900
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.

POST CODE:

KY12 7QA

SUBJECT TO CONTRACT:

MAY 2021

VIEWING

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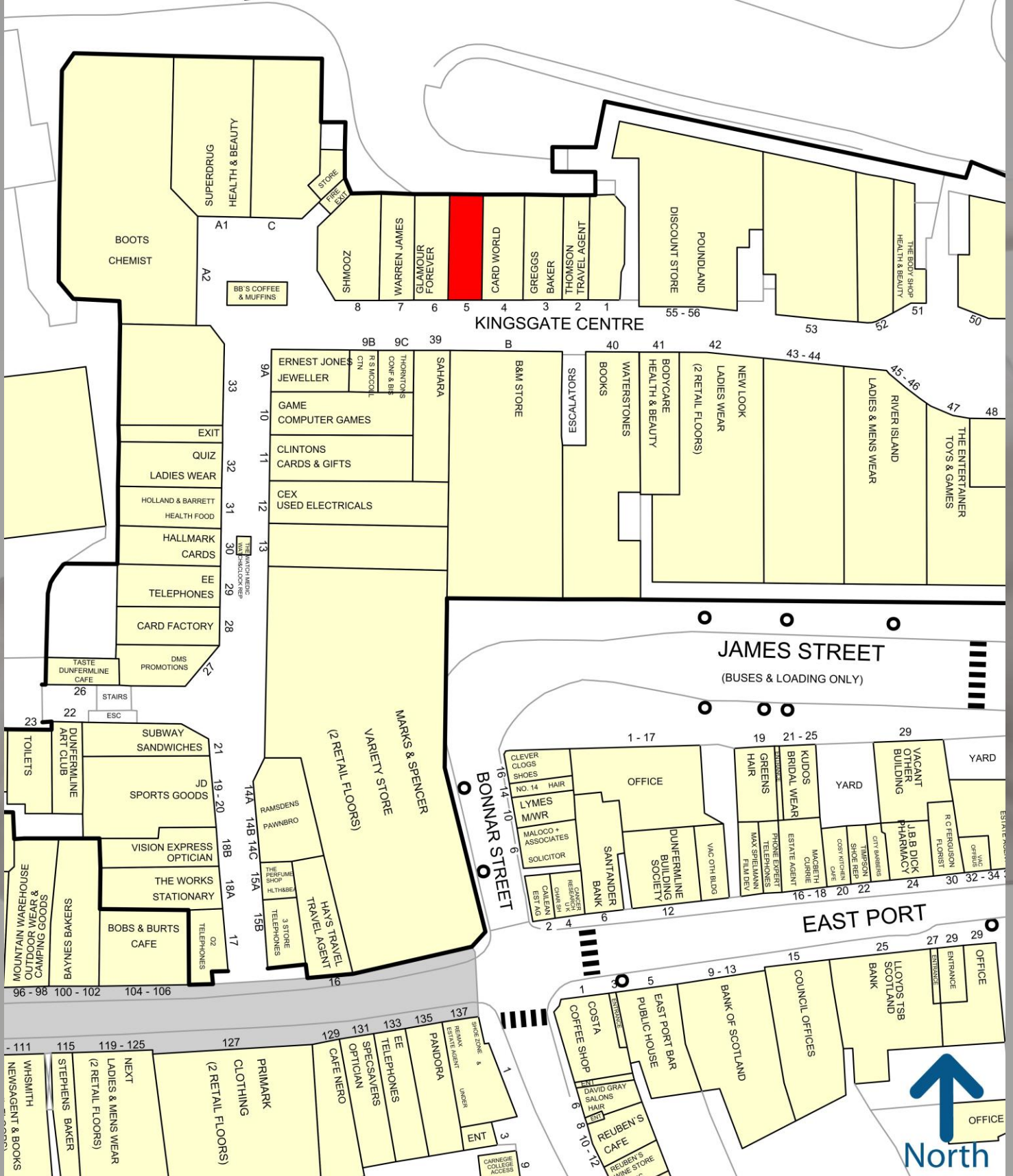
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BIE DRIVE



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