

Unit C



C 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	39 ft 2 ins	11.96 m
Build Depth	105 ft 5 ins	32.15 m
Ground Floor	3,633 sq ft	337.52 m ²
First Floor	1,046 sq ft	97.17 m ²

LEASE TERMS:

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

RENT:

£50,000 pax.

SERVICE CHARGE:

Approximately £26,191 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	£61,500
UBR (2021/22)	51.6p

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:

APRIL 2021

VIEWING

GCW

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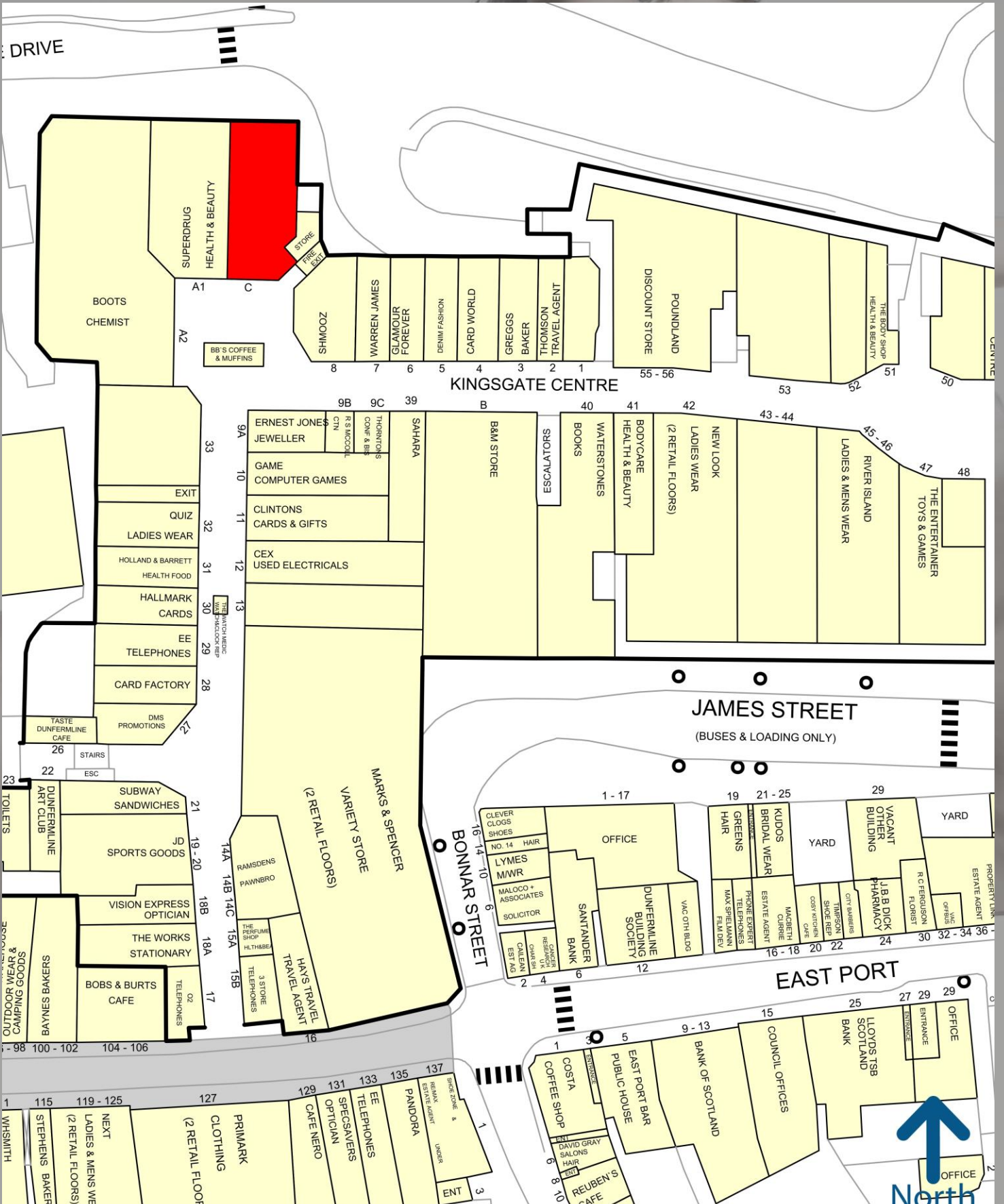
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Kingsgate
DUNFERMLINE