



Retail Unit To Let

Rent: £32,000 pa

Ground Floor: 2,424 sq ft

Location

Glenrothes is a popular new town located in Fife, approximately 30 miles to be 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 **Holland & Barrett**, **Poundland** and **Boots**.

Accommodation

The property is arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: **2,424 sq ft / 225 sqm**

Rent

Offers over **£32,000 per annum**.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£27,600**
UBR (2022/23): **£0.498**
Rates Payable: **£13,745 pa**

Service Charge

The estimated service charge for this financial year is **£13,716**.

EPC

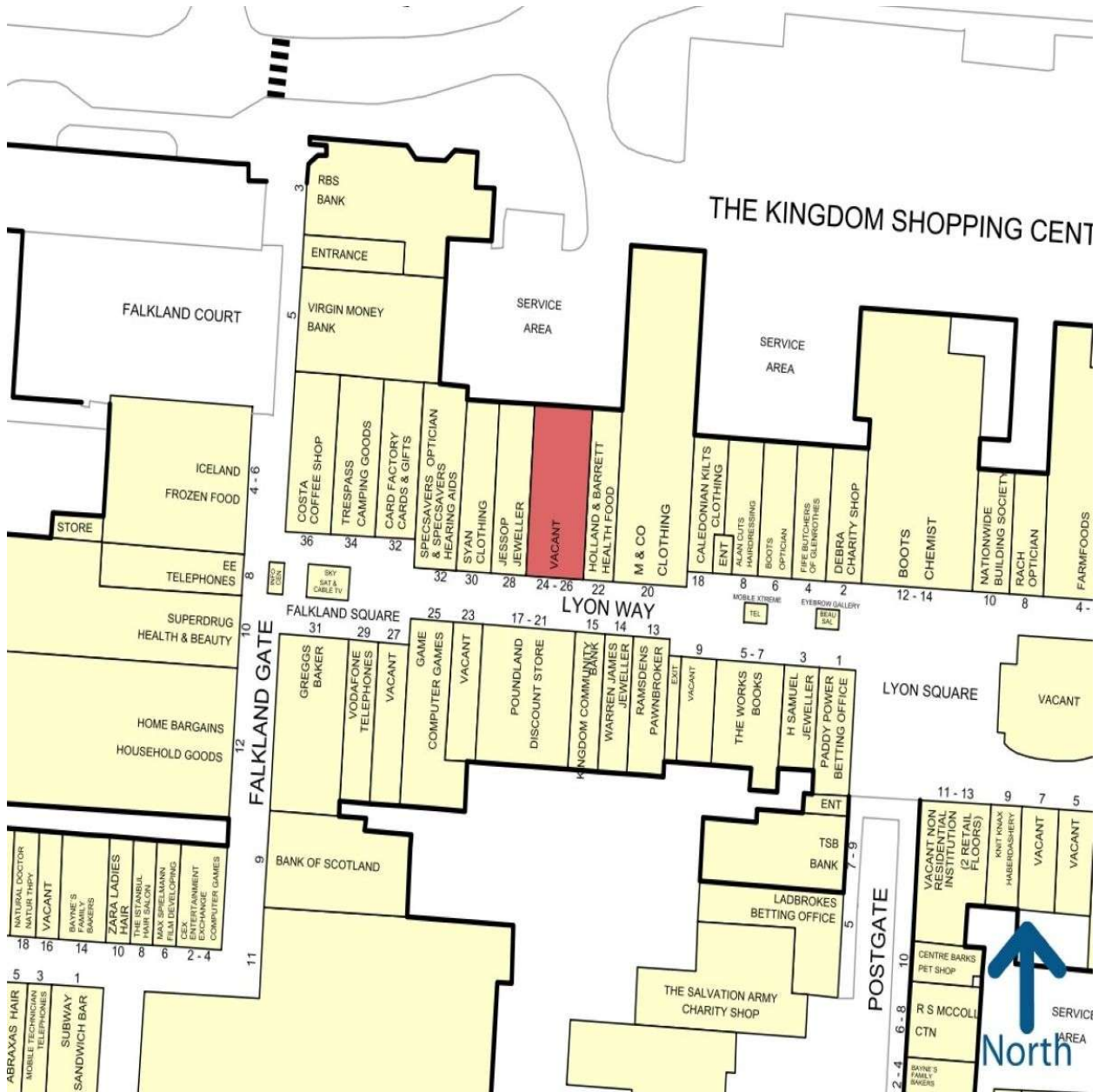
EPC Report available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

TO LET

Units 24-26 Lyon Way
Kingdom Shopping Centre
Glenrothes KY7 5NU



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

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