

Unit 50



Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

LOCATION:

The Kingsgate Shopping Centre forms the prime retailing pitch for the city, extending to 309,000 sq ft. The average weekly footfall is 100,000 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	36 ft 9 ins	11.22 m
Build Depth	72 ft 2 ins	22.01 m
Ground Floor	2,101 sq ft	195.20 m ²

LEASE TERMS:

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

RENT:

£25,000 pax.

SERVICE CHARGE:

Approximately £11,140 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band D. Report available on request.

BUSINESS RATES:

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

Rateable value	£36,000
UBR (2023/24)	49.8p

Interested parties are advised to make their own enquiries with the Local Authority on 01592 583644.

LEGAL COSTS:

Each party to be responsible for their own costs.

POSTCODE:

KY12 7NF

SUBJECT TO CONTRACT:

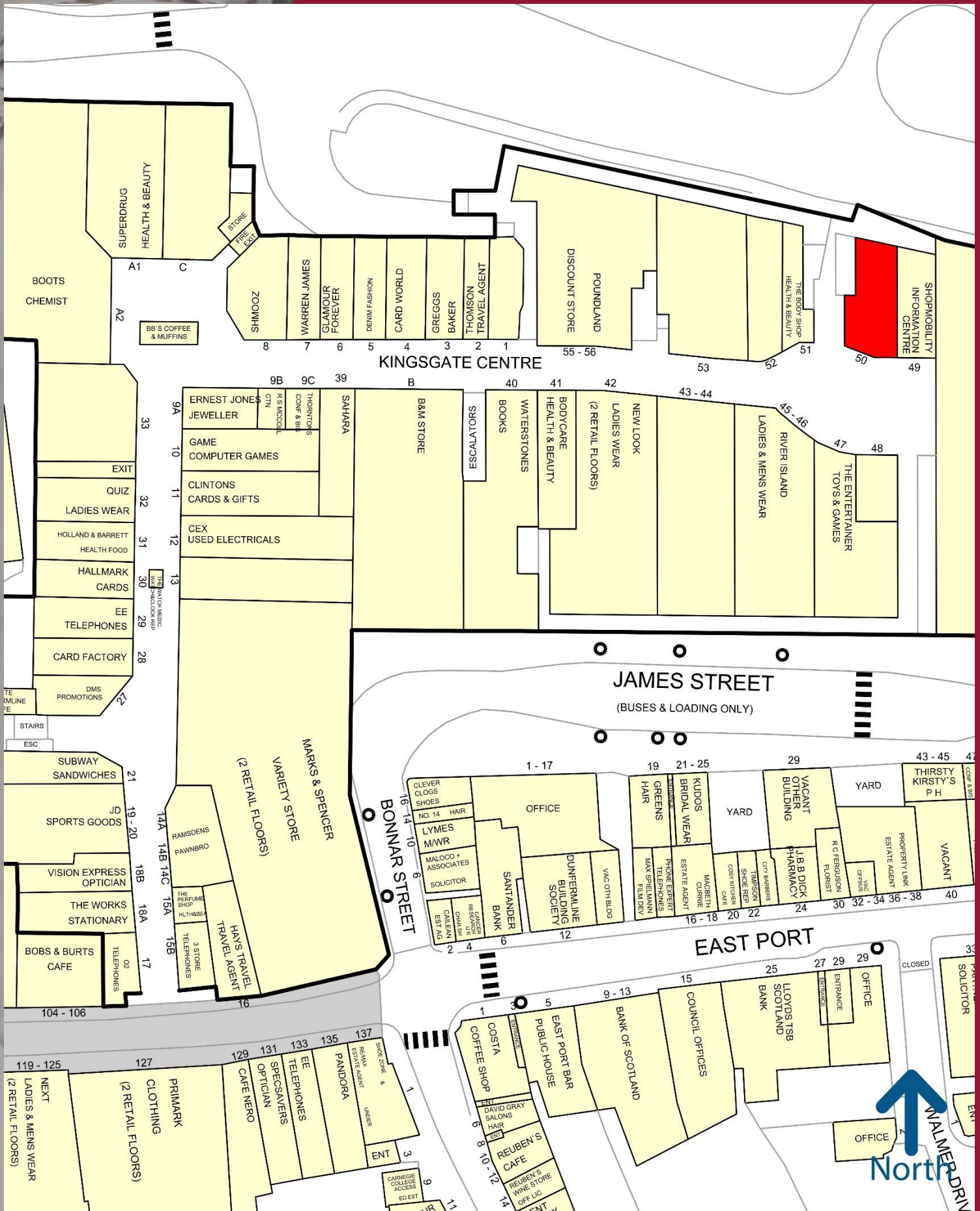
JULY 2023

VIEWING:

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