

# Unit 10



## 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 areas;

|                            |             |                       |
|----------------------------|-------------|-----------------------|
| <b>Internal Width</b>      | 24 ft 4 ins | 7.42 m                |
| <b>Build Depth</b>         | 50 ft 6 ins | 15.38 m               |
| <b>Ground Floor</b>        | 1,248 sq ft | 115.94 m <sup>2</sup> |
| <b>First Floor Storage</b> | 475 sq ft   | 44.10 m <sup>2</sup>  |

#### 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 £11,739 p.a.

#### ENERGY PERFORMANCE CERTIFICATE:

Band E. Report available on request.

#### BUSINESS RATES:

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

|                |         |
|----------------|---------|
| Rateable value | £25,900 |
| UBR (2025/26)  | 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 7QA

#### SUBJECT TO CONTRACT &

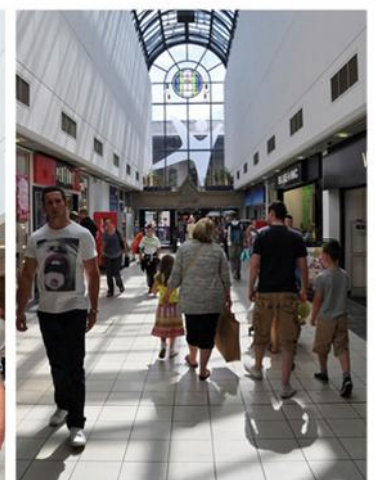
#### VACANT POSSESSION:

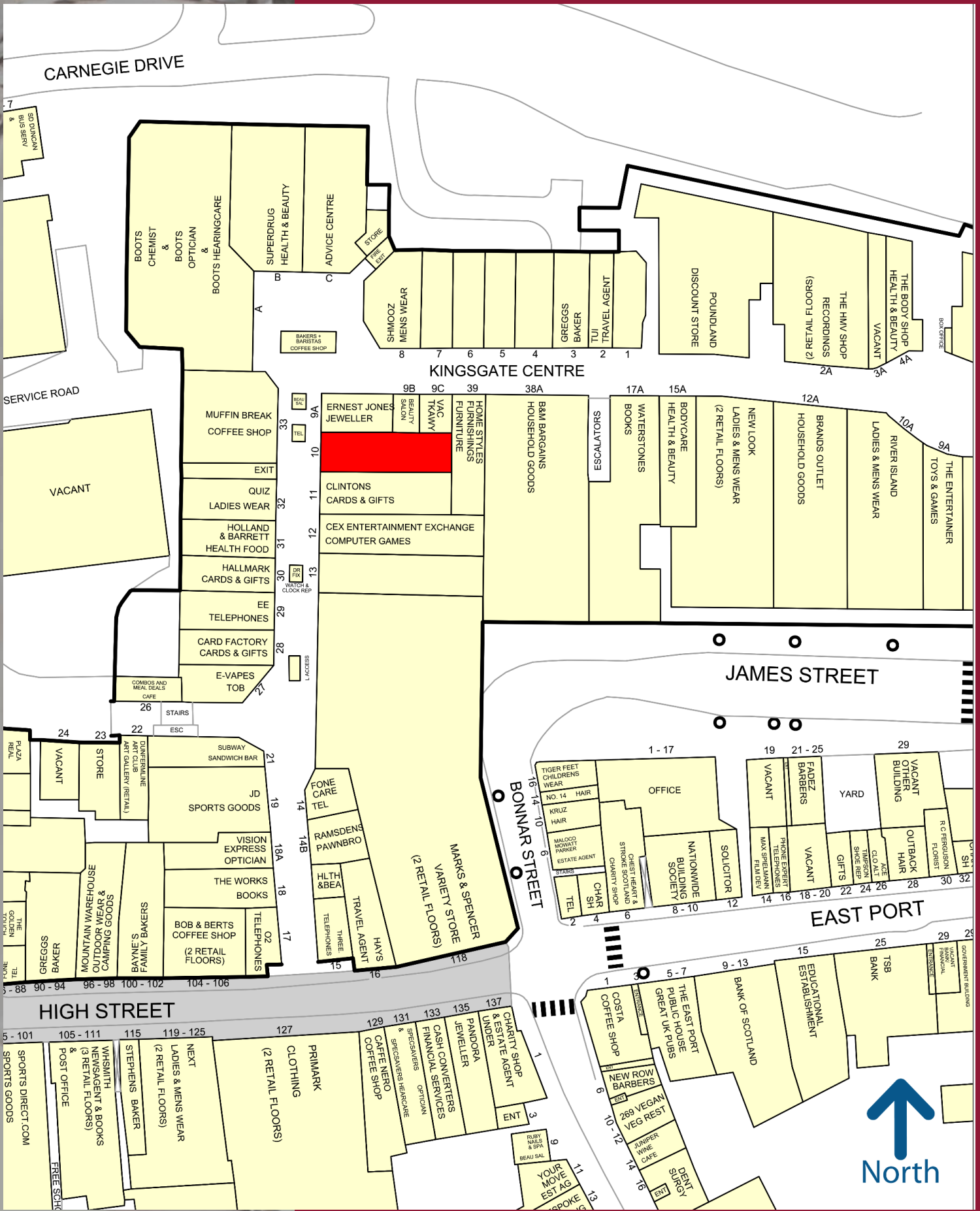
MARCH 2025

#### VIEWING:

GCW  
Jack Suiter  
020 3597 5588  
jack.suiter@gcw.co.uk

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





**Misrepresentation Act**

GCW 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. March 2025.