

Unit 5



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;

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:

£20,000 pax.

SERVICE CHARGE:

Approximately £10,722 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	£18,100
UBR (2024/25)	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:

SEPTEMBER 2024

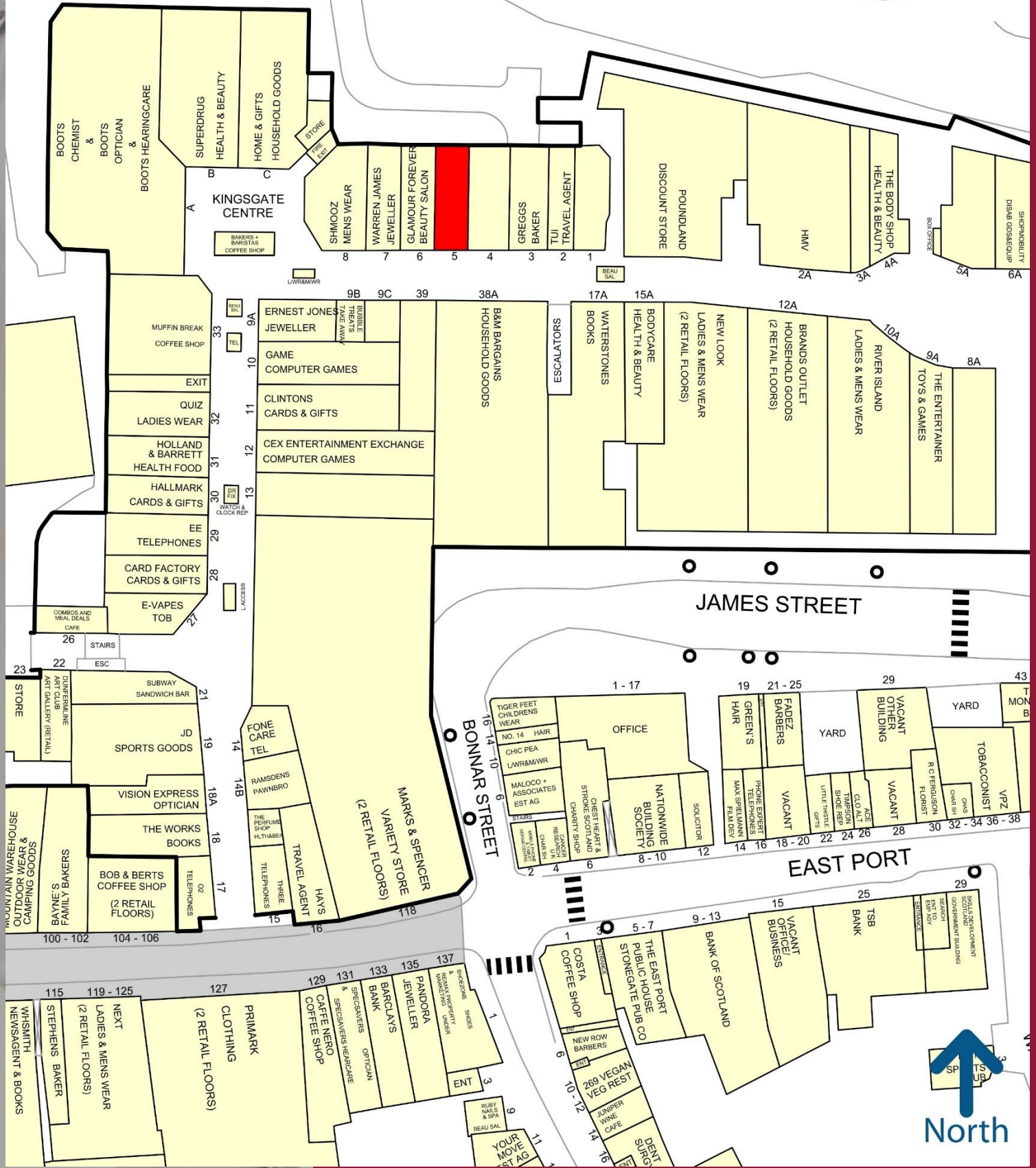
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