



RETAIL UNIT TO LET



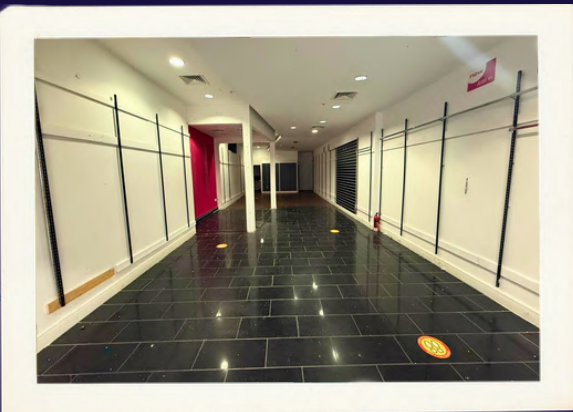
Unit 4 - 1,802 SQ FT

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shopkingsgate.co.uk





1,802 SQ FT



Unit 4

Positioned next to Greggs and Cake Box, benefiting from strong neighbouring brands and consistent footfall.

| | |
|----------------|---|
| RATES | Rateable Value: £16,900 Rates Payable: £8,416.20 |
| Service Charge | Service Charge: £6,714.67 Insurance: £237.93 |

Key Features



Prime Retail Position

Situated within the Kingsgate Shopping Centre, next to Greggs and Cake Box, and opposite B&M.



Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



Excellent Accessibility

Immediate access to 711 spaces across the centre's multi-storey car park.



Location

Dunfermline is a historic Scottish city with royal and industrial roots, located in the north side of the Firth and Forth, approximately 17 miles north of Edinburgh.



In recent years, Dunfermline has seen significant regeneration and investment. Through the £1.3 billion Edinburgh and South-East Scotland City Region Deal, Dunfermline is seeing major development across innovation, transport, culture, and housing.

Getting Here

- ▶ The centre offers excellent transport links, with direct access via the M90 from Perth and surrounding areas, alongside the A985 (Kincardine) and A92 (Kirkcaldy and Dundee).
- ▶ On-site parking for 711 vehicles.
- ▶ The area is well served by bus routes offering direct links to Edinburgh, Glasgow, St Andrews, Falkirk, Inverness, Livingston and Perth.
- ▶ With two railway stations, Dunfermline benefits from frequent rail links to Edinburgh and the wider region.



VAT

All prices quoted are subject to VAT.

LEGAL COSTS

Each party will meet its own legal costs in any transaction.

PLANS

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact.

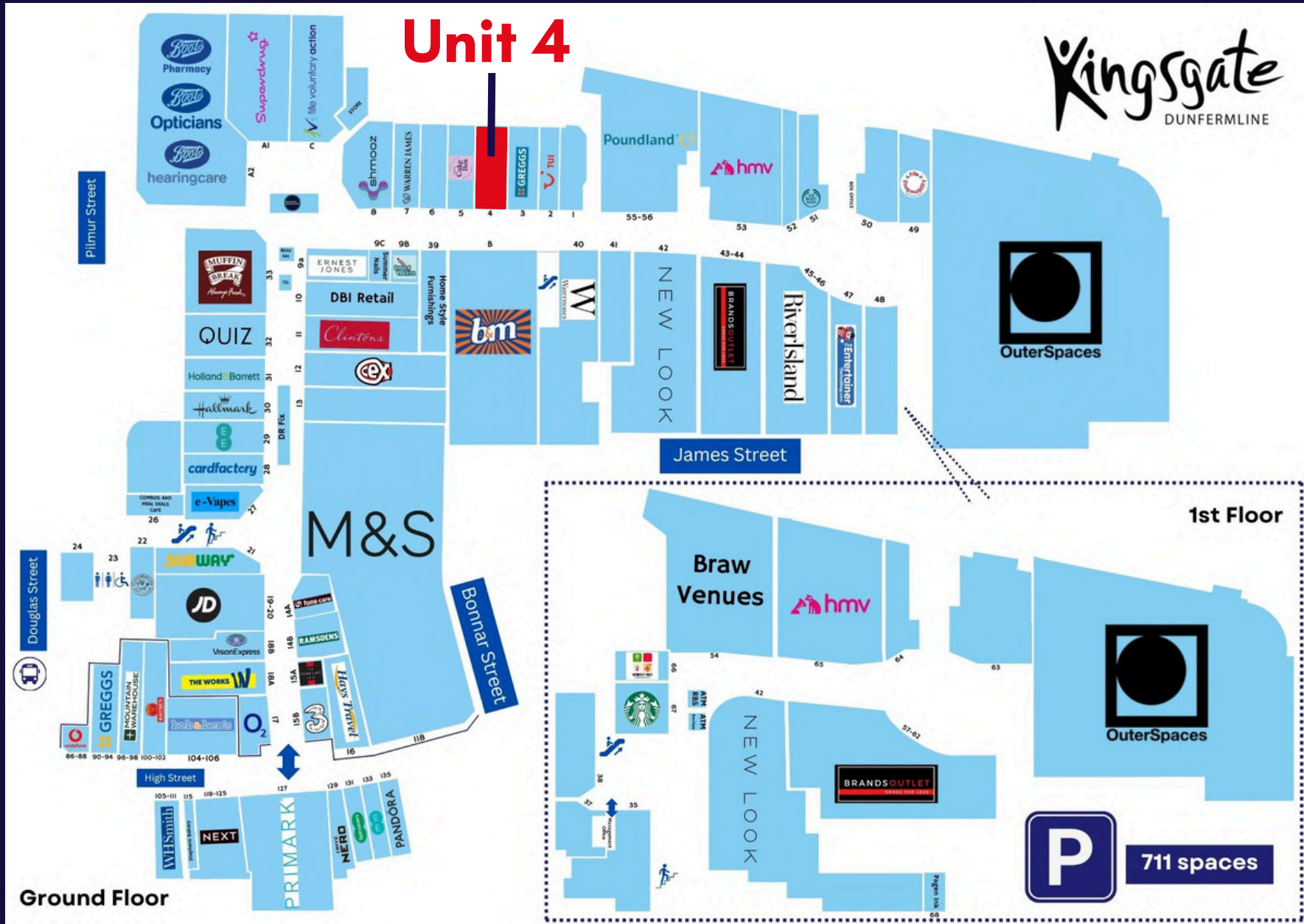
AGENTS NOTES

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Unit 4

Kingsgate

DUNFERMLINE



Ground Floor

1st Floor

P 711 spaces

CONTACT US

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