

Unit 5



Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

LOCATION:

The Kingsgate Shopping Centre forms the prime retailing pitch for the town, extending to 309,000 sq ft (34,560 sq m). The average weekly footfall is 160,000 persons.

The scheme is anchored by **M&S** and **Debenhams** with other retailers including; **Top Shop**, **New Look**, **River Island**, **H&M** and **The Entertainer**.

ACCOMMODATION:

The premises provide the following approximate 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:

£35,000 per annum exclusive.

SERVICE CHARGE:

Approximately £9,067 p.a.

ENERGY PERFORMANCE CERTIFICATE:

The premises has been rated within band E. A copy of the certificate is available on request.

BUSINESS RATES:

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

Rateable value	£28,900
UBR (2017/18)	46.6p

Business rates have fallen on average by 50% from 1st April 2017 within the shopping centre. Interested parties are advised to contact Fife Council on 01592 583644.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

POSTCODE:

KY12 7QA

SUBJECT TO CONTRACT:

AMENDED APRIL 2017

VIEWING

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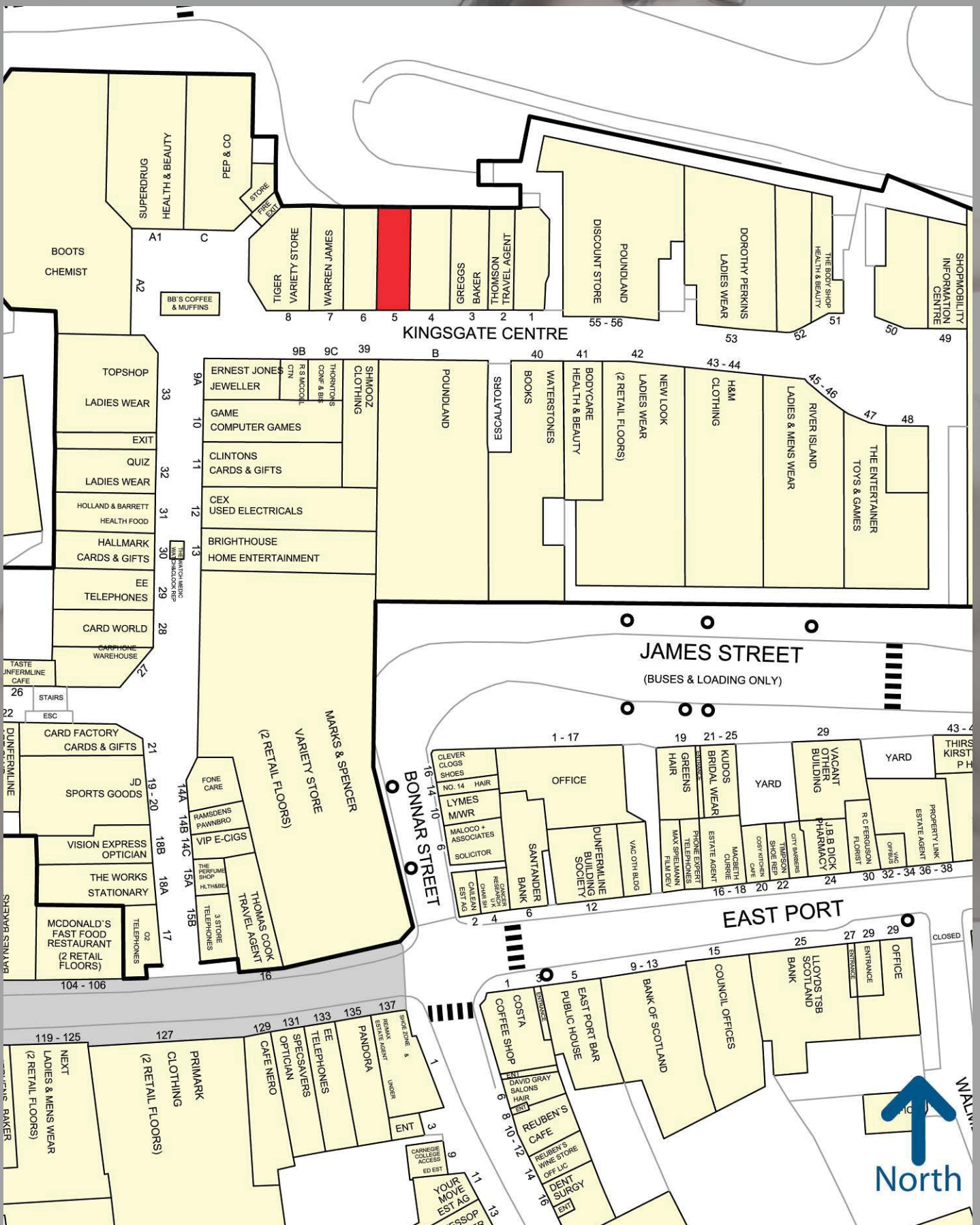
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