



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Prime fitted shop unit

27 Lyon Way,
Kingdom Centre,
Glenrothes KY7 5NU



LOCATION

Glenrothes is a popular new town located in Fife, approximately 30 miles to the north of Edinburgh and 20 miles South of Dundee. The town has a residential population in the region of 40,000 and a population within 20km of over 250,000.

The Kingdom Centre comprises approximately 430,000 sq ft (40,000sq m) of retail accommodation planned over a single levelled mall, with an average footfall of 191,000 per week.

The subject property is located in the heart of the shopping centre and benefits from substantial passing trade. Nearby retailers include **Trespass, Costa Coffee, Specsavers, Clarks** and **Greggs**.

DESCRIPTION

The unit is arranged over a ground floor at mall level and extends to the following approximate net internal floor area:

| | | |
|--------------|-------------|------------|
| Ground Floor | 1,218 sq ft | (113 sq m) |
|--------------|-------------|------------|

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Offers around **£25,000** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£13,800**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£6,624**.

The subjects may be eligible for 100% rates relief under the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

SERVICE CHARGE

An annual service charge is payable. For the current year the amount is £7,456.28.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents Cushman & Wakefield.

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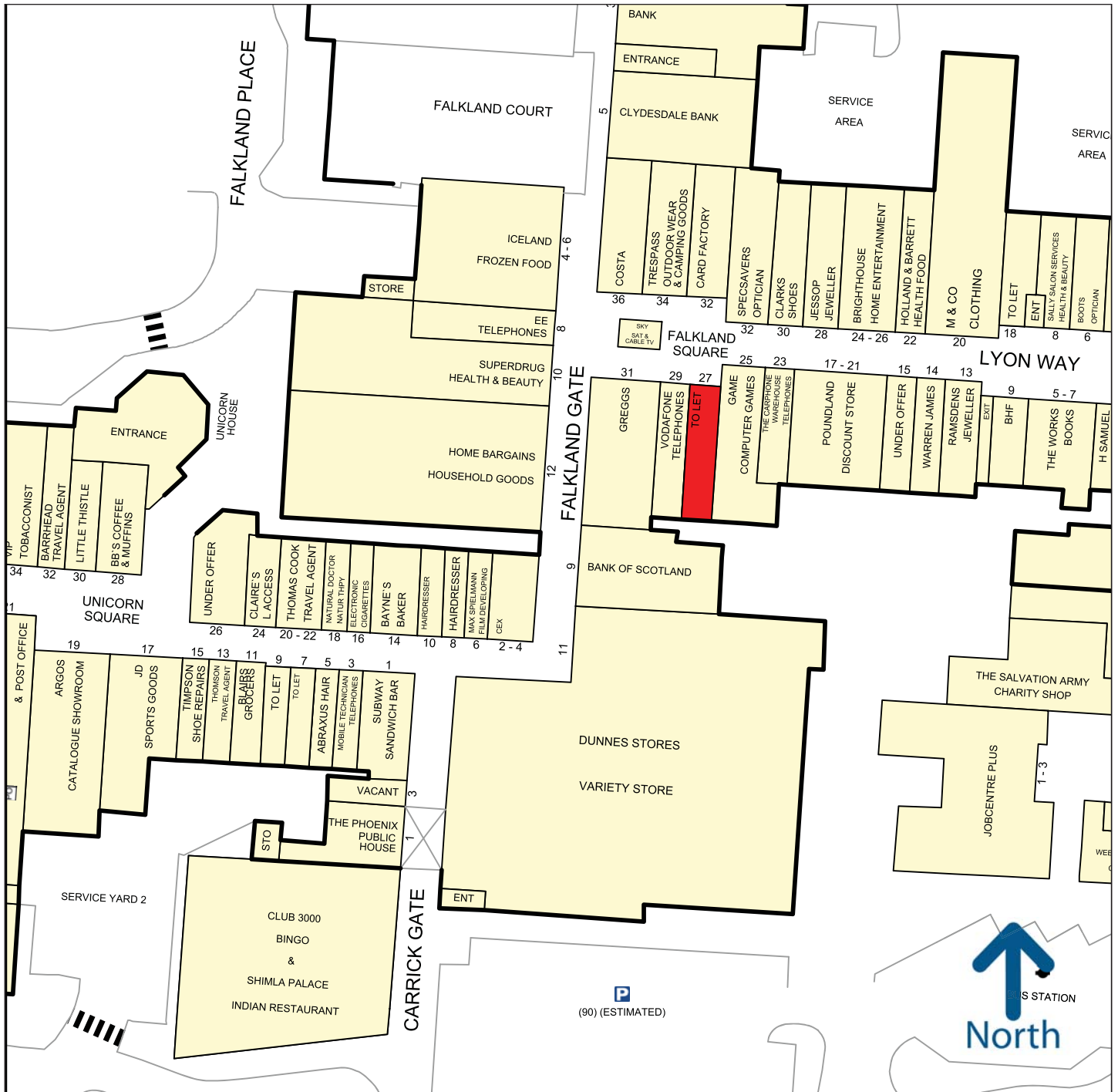
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GP/JH/GLE121

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