



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Fully fitted shop unit

43/45 Unicorn 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 (40,000 sq m) of retail accommodation planned over a single levelled mall, with an average footfall of 191,000 per week.

The subject property is located at the western entrance with nearby retailers including **Bodycare, Pep & Co, O2** and **Shoezone**.

DESCRIPTION

The subjects comprise a shop unit arranged over ground and first floor. The unit comprises the following approximate areas and dimensions:

Internal width	47 ft 0 ins	(14.33 m)
Build depth	93 ft 6 ins	(28.50 m)

Ground Floor	4,402 sq ft	(409.89 sq m)
First Floor	968 sq ft	(89.93 sq m)

LEASE

The property is available on the basis of a new full repairing and insuring lease.

RENT

Rental offers 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 **£34,600**. (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 **£16,608**.

SERVICE CHARGE

An annual service charge is payable. For the current year the amount is **£34,726.48**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F+

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.

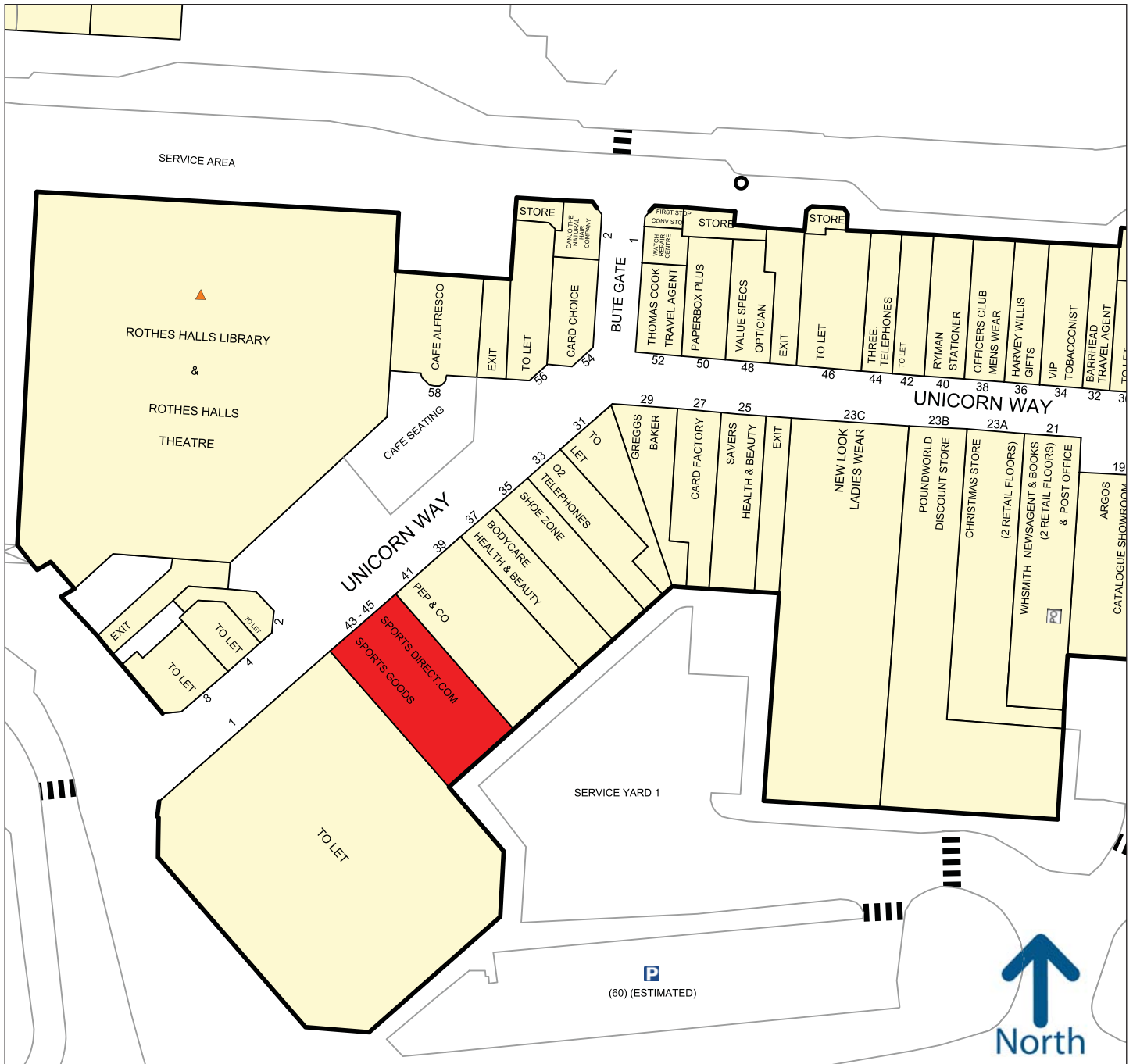
Tom Forster
0131 558 5130
tforster@eyco.co.uk

Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 226 2780

0131 226 2641
www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

TJF/JH/GLE100

Date of preparation - 23 May 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.