



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Shop Unit

11-13 Lyon Square
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 at the East entrance of the shopping centre. Nearby retailers include **Ladbrokes, Greggs Bakery, Boots Chemist** and **Farmfoods**.

ACCOMMODATION

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

Ground Floor	6,112 sq ft	(567.8 sq m)
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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** 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 **£26,100**. (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 **£12,528**.

SERVICE CHARGE

The budget service charge for the current financial year is £37,559.

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. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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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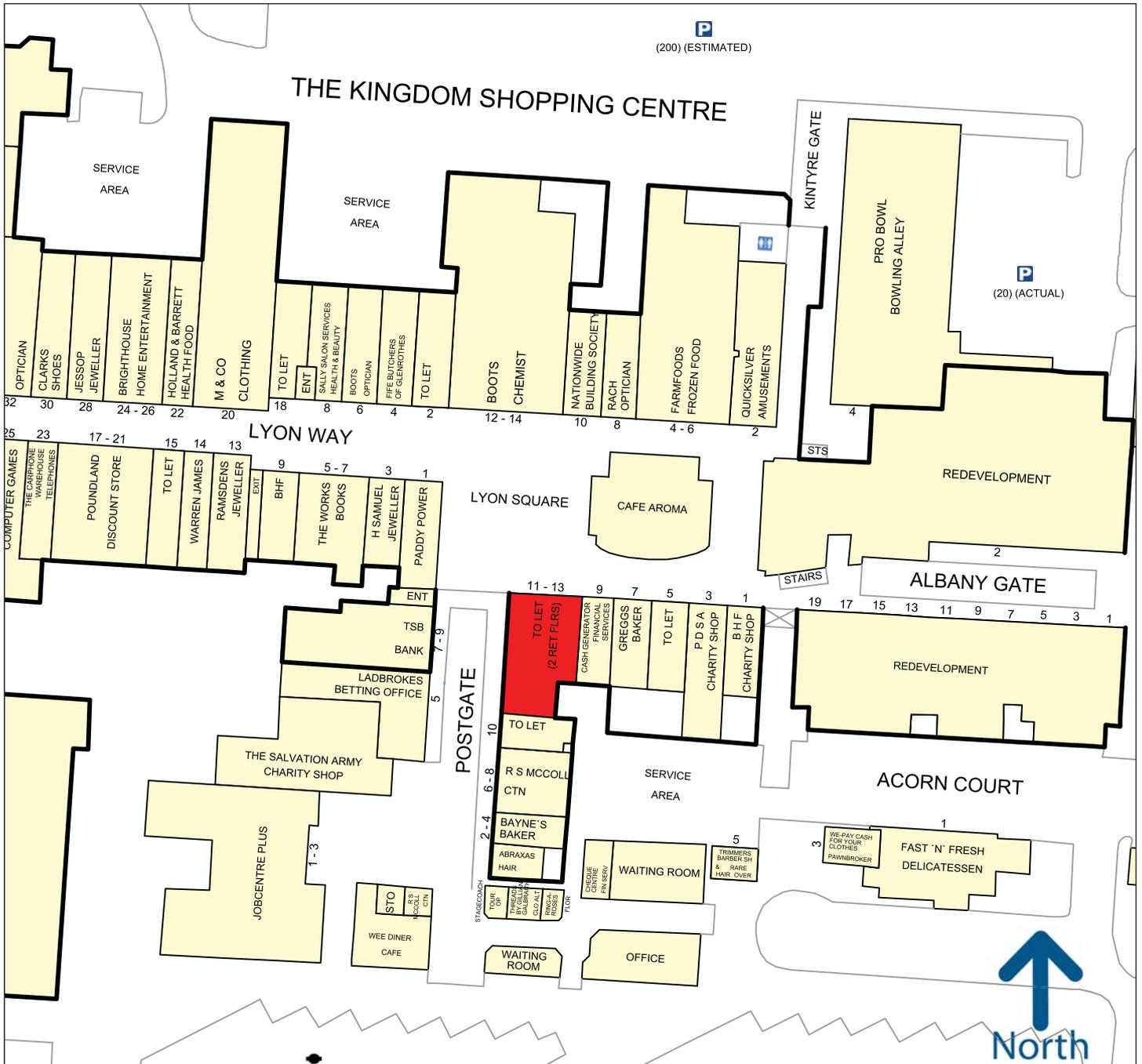
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GP/JH/GLE118

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