50 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. 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** and **H&M**.

ACCOMMODATION:

The premises provide the following approximate dimensions and net internal floor areas;

Internal width	36 ft 9 ins	11.22 m
Build depth	72 ft 2 ins	22.01 m
Ground floor	2,101 sq ft	195.20 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 £10,165.49 p.a.

ENERGY PERFORMANCE CERTIFICATE:

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

BUSINESS RATES:

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

Rateable value	£72,800
UBR (2016/17)	0.51p

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 7NF

DATE:

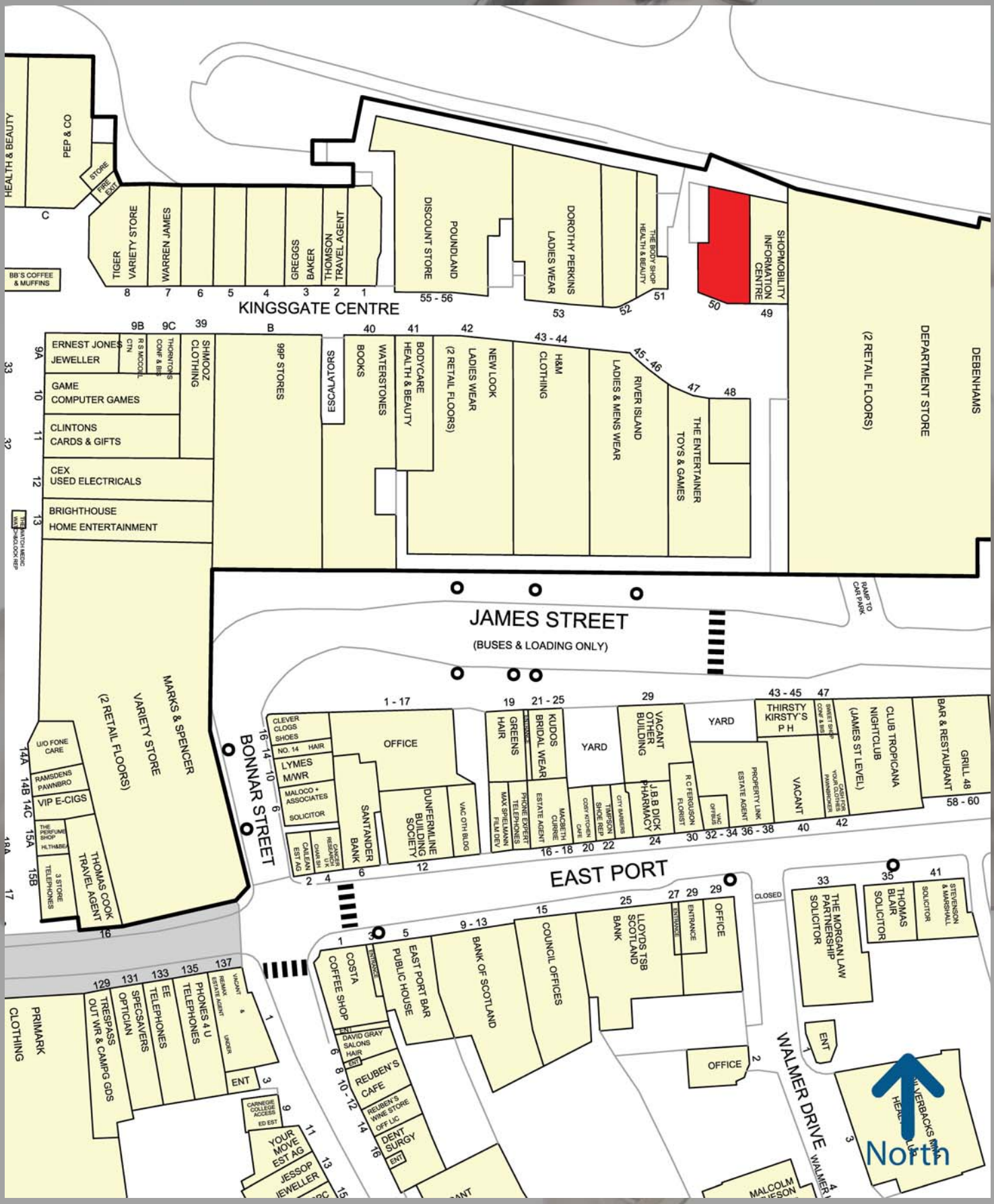
AMENDED MARCH 2016

VIEWING
GCW
Nick Warr
020 7647 4818
nick.warr@gcw.co.uk

Philippe Micheal
020 7647 4815
philippe.micheal@gcw.co.uk

Eric Young & Co
Tom Forster
0131 558 5130
TForster@eyco.co.uk

Andy Bain
0131 558 5108
ABain@eyco.co.uk



Kingsgate
DUNFERMLINE

GCW www.gcw.co.uk
020 7408 0030

eyco ericyoung&co
0131 226 2641
www.eyco.co.uk

Misrepresentation Act

GCW and EYCO for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. March 2016.