

TO LET

SHOPPING CENTRE RETAIL UNIT

24-26 Lyon Way, Kingdom Centre, Glenrothes, KY7 5NR



Key Highlights

- 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 level mall with an average footfall of approximately 106,000 per week.
- The subject property is located in a busy part of the mall. Nearby retailers include Holland and Barrett, Poundland and Boots.

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163 W George St
GLASGOW G2 2JJ

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Accommodation

The premises are arranged over the ground floor of the shopping centre, comprising the following approximate net internal area:

NIA:	2,424 sq ft	225 sq m
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Rent

On application.

Tenure

The subjects are available on a new FRI lease

Rates

Rateable Value:	£21,000
UBR (2024/25):	£0.498
Rates Payable:	£10,458 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

Service charge payable for 2024 is approximately £16,952 per annum.

Legal Costs

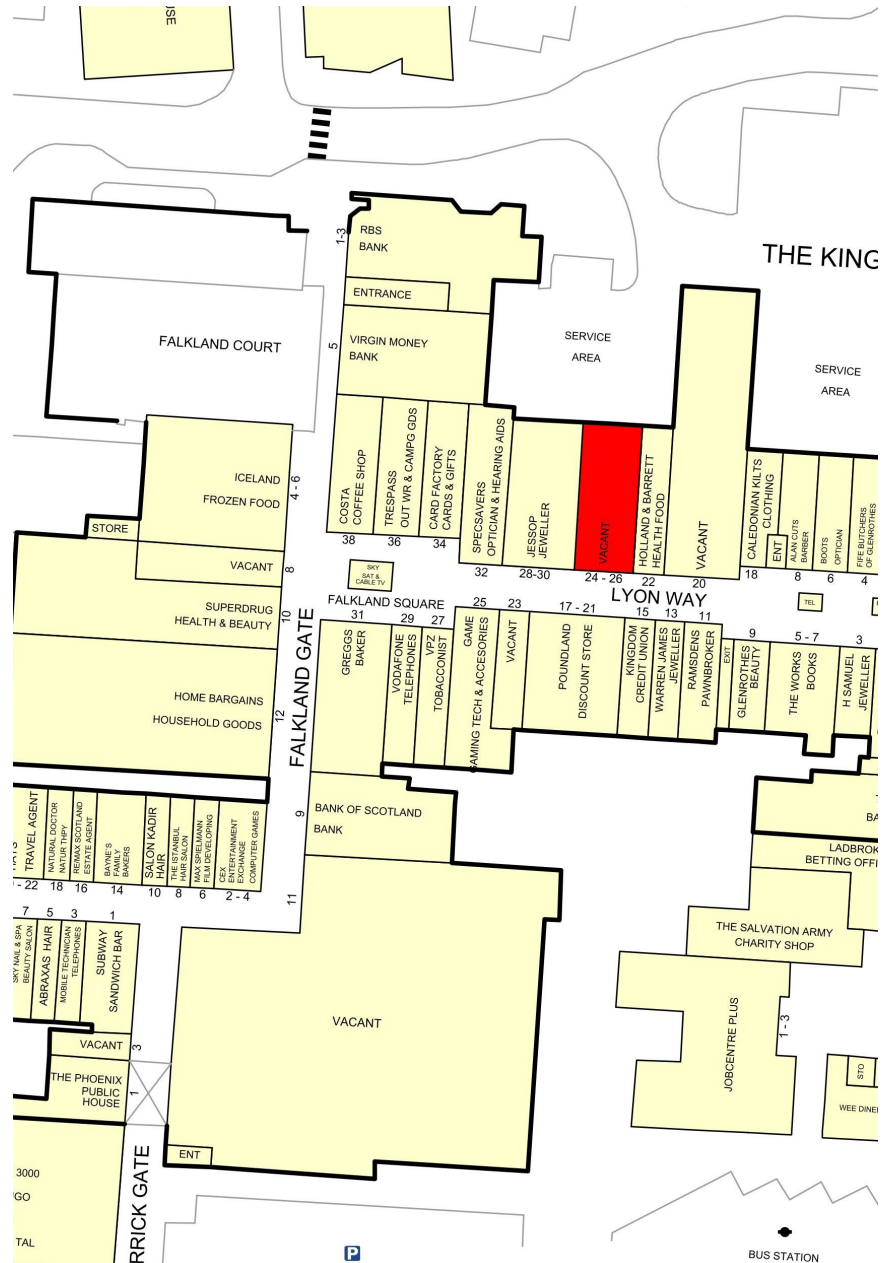
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills, or our joint agents Orinsen.



Contact

Michelle McLaughlin
 +44 (0) 141 222 4173
 michelle.mclaughlin@savills.com

John Menzies
 +44 (0) 141 222 4126
 john.menzies@savills.com

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April 2023

