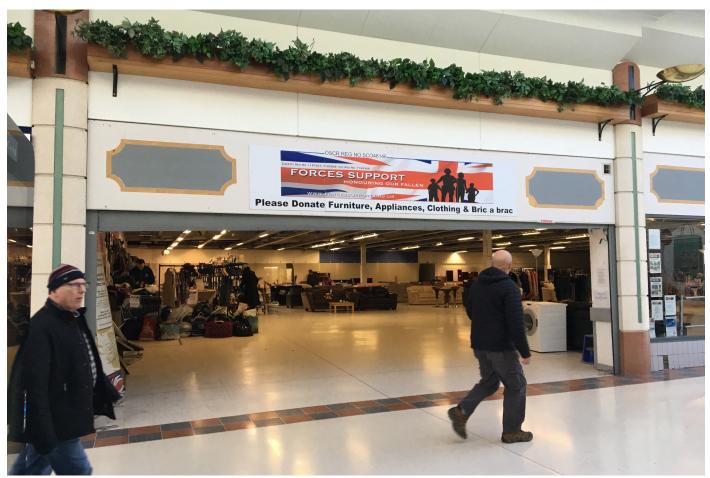
## **TO LET**

# **SHOPPING CENTRE RETAIL UNIT**

GLENROTHES

Unit 1 Marchmont Gate, KY7 5NB



## **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.

savill

The subject property is located in a busy part of the mall. Nearby retailers include **Sports Direct**, **O2** and **Bodycare**.

SAVILLS GLASGOW 163 W George St GLASGOW G2 2JJ

savills.co.uk

#### Accommodation

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

NIA: 24,393 sq ft 2,266.18 sq m

Rent

On application.

#### Tenure

The subjects are available on a new FRI lease

#### Rates

Rateable Value: £256,000 UBR (2019/20): £0.516 £132,096 pa Rates Payable: (Interested parties are advised to make enquiries with the Local Authority.)

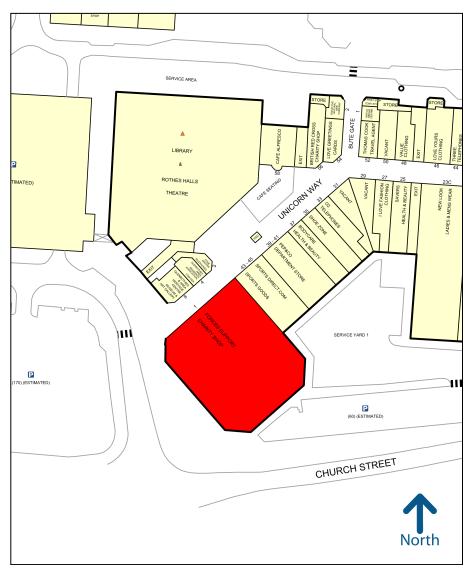
### Legal Costs

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 appointed with Savills.



## Contact

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#### IMPORTANT NOTICE

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