

# GLENROTHES



## KINGDOM SHOPPING CENTRE - 11 FALKLAND GATE, KY7 5NS

## Long Leasehold For Sale

- 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 people and a population within 20km of over 250,000 people.
- The Kingdom Centre comprises approximately 430,000 sq ft (40,000 sq m) of retail accommodation arranged over a single level mall.
- Average footfall of approximately 106,000 per week.
- The subject property is located in a busy part of the mall, at the Carrick Gate entrance.
- Other occupiers located nearby include CEX, Bank of Scotland, Subway, Home Bargains, Superdrug and Greggs.

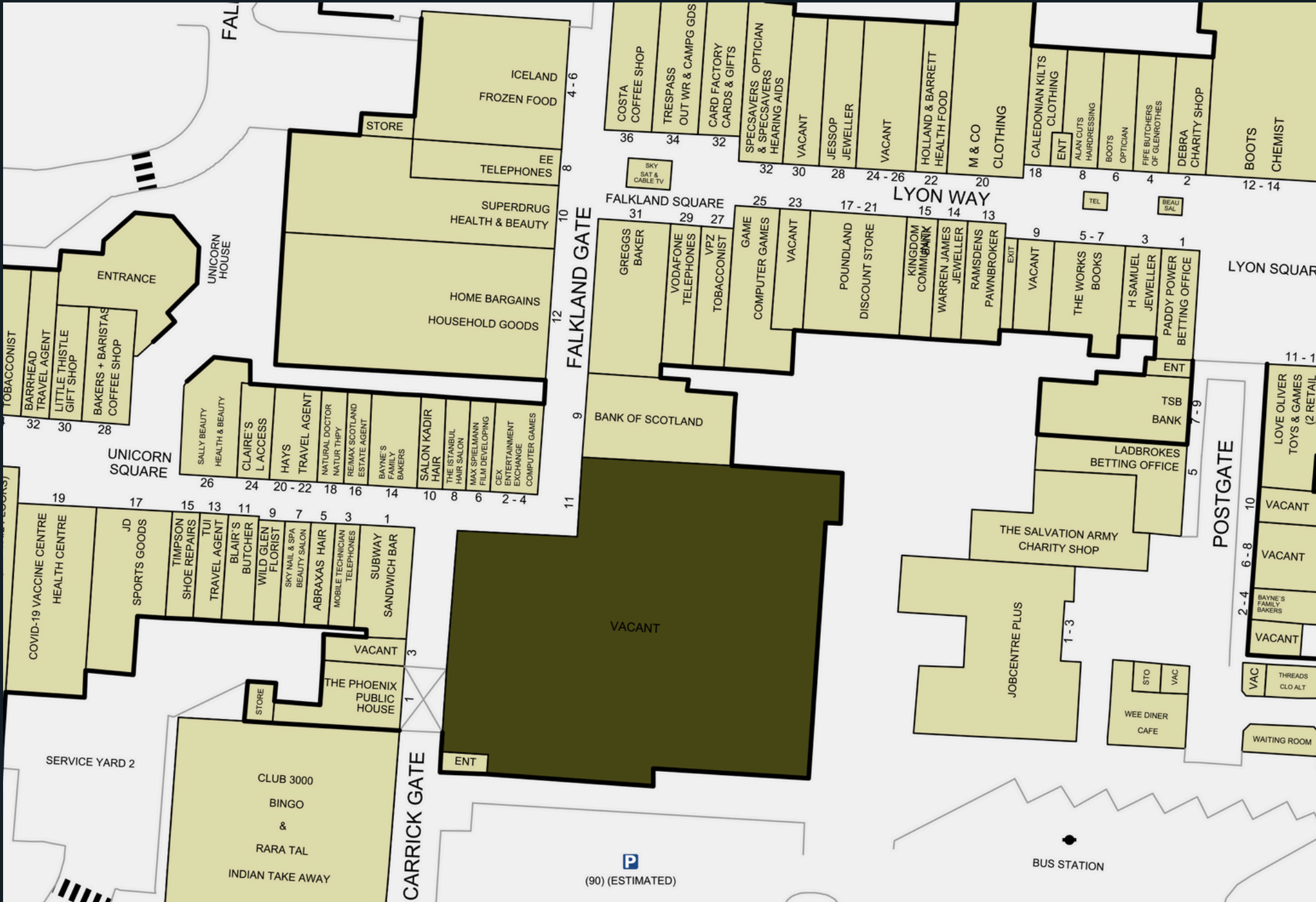
### Website

[www.savills.co.uk](http://www.savills.co.uk)

### Address

Wemyss House  
8 Wemyss Place  
Edinburgh  
EH3 6DH

savills



TOBACCONIST  
BARRHEAD TRAVEL AGENT  
LITTLE THISTLE GIFT SHOP  
BAKERS + BARISTAS COFFEE SHOP

UNICORN HOUSE  
ENTRANCE  
SUPERDRUG HEALTH & BEAUTY  
HOME BARGAINS HOUSEHOLD GOODS  
SALLY BEAUTY HEALTH & BEAUTY  
CLAIRE'S L ACCESS  
HAYS  
TRAVEL AGENT  
NATURAL DOCTOR  
NATUR THPY  
REMAX SCOTLAND ESTATE AGENT  
BAYNE'S FAMILY BAKERS  
SALON KADIR HAIR  
THE ISTANBUL HAIR SALON  
MAX SPIELMANN FILM DEVELOPING  
CEX ENTERTAINMENT EXCHANGE  
COMPUTER GAMES

UNICORN SQUARE  
COVID-19 VACCINE CENTRE HEALTH CENTRE  
JD SPORTS GOODS  
TIMPSON SHOE REPAIRS  
TUJ TRAVEL AGENT  
BLAIR'S BUTCHER  
WILD GLEN FLORIST  
SKY NAIL & SPA BEAUTY SALON  
ABRAXAS HAIR MOBILE TECHNICIAN TELEPHONES  
SUBWAY SANDWICH BAR  
VACANT  
THE PHOENIX PUBLIC HOUSE

SERVICE YARD 2  
CLUB 3000 BINGO & RARA TAL INDIAN TAKE AWAY

ICELAND FROZEN FOOD  
EE TELEPHONES

FALKLAND GATE  
BANK OF SCOTLAND  
VACANT

FALKLAND SQUARE  
GREGGS BAKER  
VODAFONE TELEPHONES  
VPZ TOBACCONIST  
GAME COMPUTER GAMES  
VACANT  
POUNDLAND DISCOUNT STORE  
KINGDOM COMM BANK  
WARREN JAMES JEWELLER  
RAMSDENS PAWNBROKER  
EXIT  
VACANT  
THE WORKS BOOKS  
H SAMUEL JEWELLER  
PADDY POWER BETTING OFFICE

LYON WAY  
COSTA COFFEE SHOP  
TRESPASS OUT WR & CAMPG GDS  
CARD FACTORY CARDS & GIFTS  
SPECSAVERS OPTICIAN & SPECSAVERS HEARING AIDS  
VACANT  
JESSOP JEWELLER  
VACANT  
HOLLAND & BARRETT HEALTH FOOD  
M & CO CLOTHING  
CALEDONIAN KILTS CLOTHING  
ENT  
ALAN CUTS HAIRDRESSING  
BOOTS OPTICIAN  
FIFE BUTCHERS OF GLENROTHES  
DEBRA CHARITY SHOP  
BOOTS CHEMIST  
SKY SAT & CABLE TV  
TSB BANK  
LADBROKES BETTING OFFICE  
THE SALVATION ARMY CHARITY SHOP  
JOBCENTRE PLUS  
WEE DINER CAFE  
STO VAC  
WAITING ROOM

POSTGATE  
LOVE OLIVER TOYS & GAMES (2 RETAIL)  
VACANT  
VACANT  
BAYNE'S FAMILY BAKERS  
VACANT  
THREADS CLO ALT  
BUS STATION  
P (90) (ESTIMATED)

## ACCOMMODATION:

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

Ground Floor: 32,078 sq ft / 2,980.15 sq m

## TENURE:

The existing lease expires on 2127 at the current passing rent of £1 per annum.

## PROPOSALS:

Our client is willing to consider proposals for their long leasehold interest or on a sub-lease basis.

## RATES:

Rateable Value: £130,000

UBR (2024/25): £0.559

Rates Payable: £72,670 per annum

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

## SERVICE CHARGE:

Service charge payable for 2024 is approximately £111,820 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 upon request. Viewing strictly by appointment with Savills.

## CONTACTS:

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