

TO LET

SHOPPING CENTRE RETAIL UNIT

9 LYON SQUARE, KINGDOM CENTRE, GLENROTHES



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 occupies a prime position in a busy part of the mall. Other retailers in close proximity to the specified unit property include Boots, H. Samuel, The Works, Peacocks, and Boots Opticians.

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Accommodation

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

Ground Floor:	843 sq ft	78.31 sq m
First Floor:	585 sq ft	54.32 sq m
Basement:	502 sq ft	46.65 sq m
NIA:	1,930 sq ft	179.28 sq m

Rent

On application.

Tenure

The subjects are available on a new FRI lease

Rates

Rateable Value:	£7,800
UBR (2024/25):	£0.498
Rates Payable:	£3,884

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

Service Charge

Service charge payable for 2025 is approximately £14,441 per annum.

Legal Costs

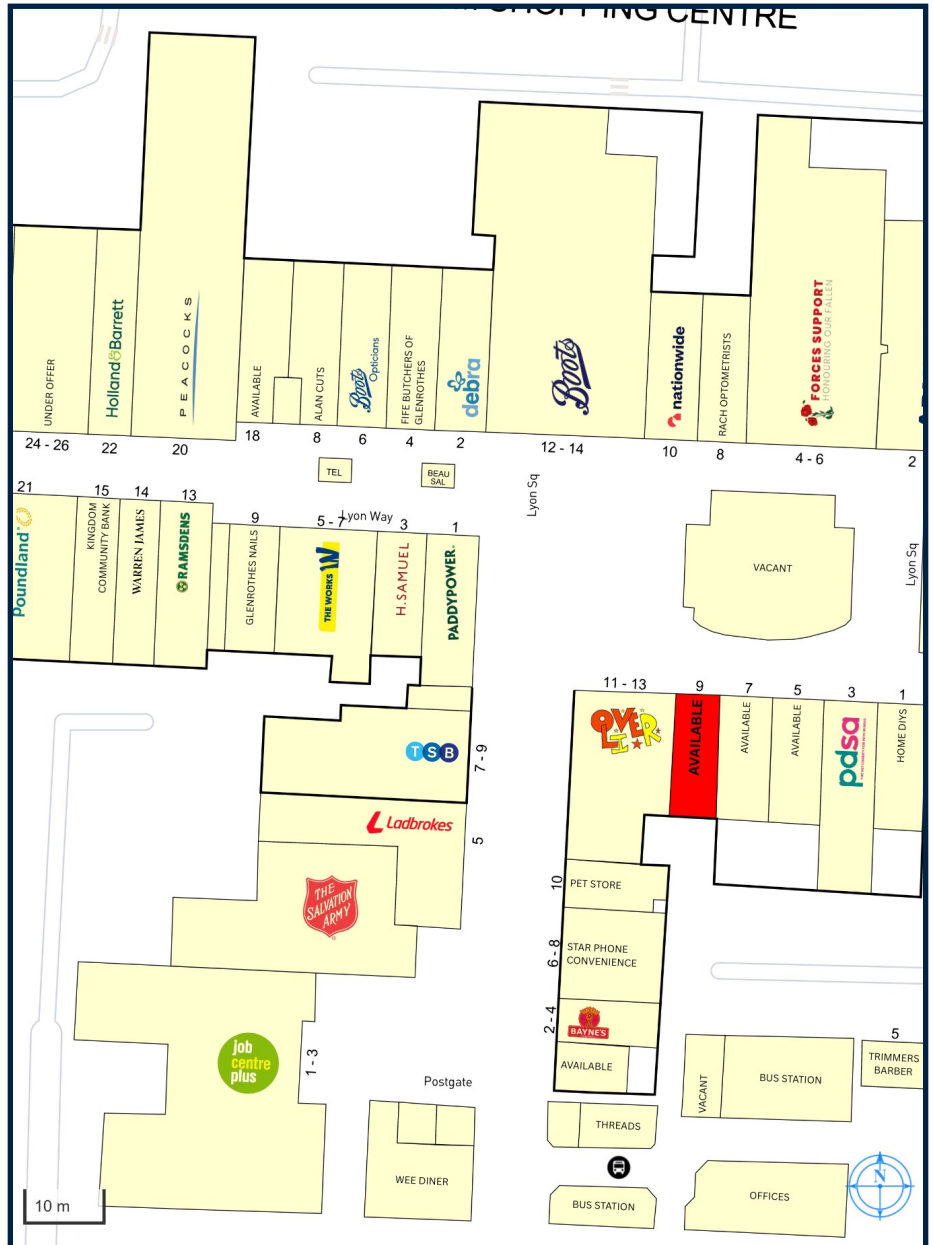
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information & Viewing

Further Information & Viewing upon



Contact

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July 2025

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