

TO LET

# SHOPPING CENTRE RETAIL UNIT

GLENROTHES

Unit 48 Unicorn Way, KY7 5NU



## 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 123,000 per week.
- The subject property is located in a busy part of the mall. Nearby retailers include **New Look, Three** and **O2**.

## SAVILLS GLASGOW

163 W George St  
GLASGOW G2 2JJ

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

savills

## Accommodation

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

NIA:	1,484 sq ft	137.87 sq m
------	-------------	-------------

## Rent

On application.

## Tenure

The subjects are available on a new FRI lease

## Rates

Rateable Value:	£21,100
UBR (2019/20):	£0.49
Rates Payable:	£10,339 pa

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

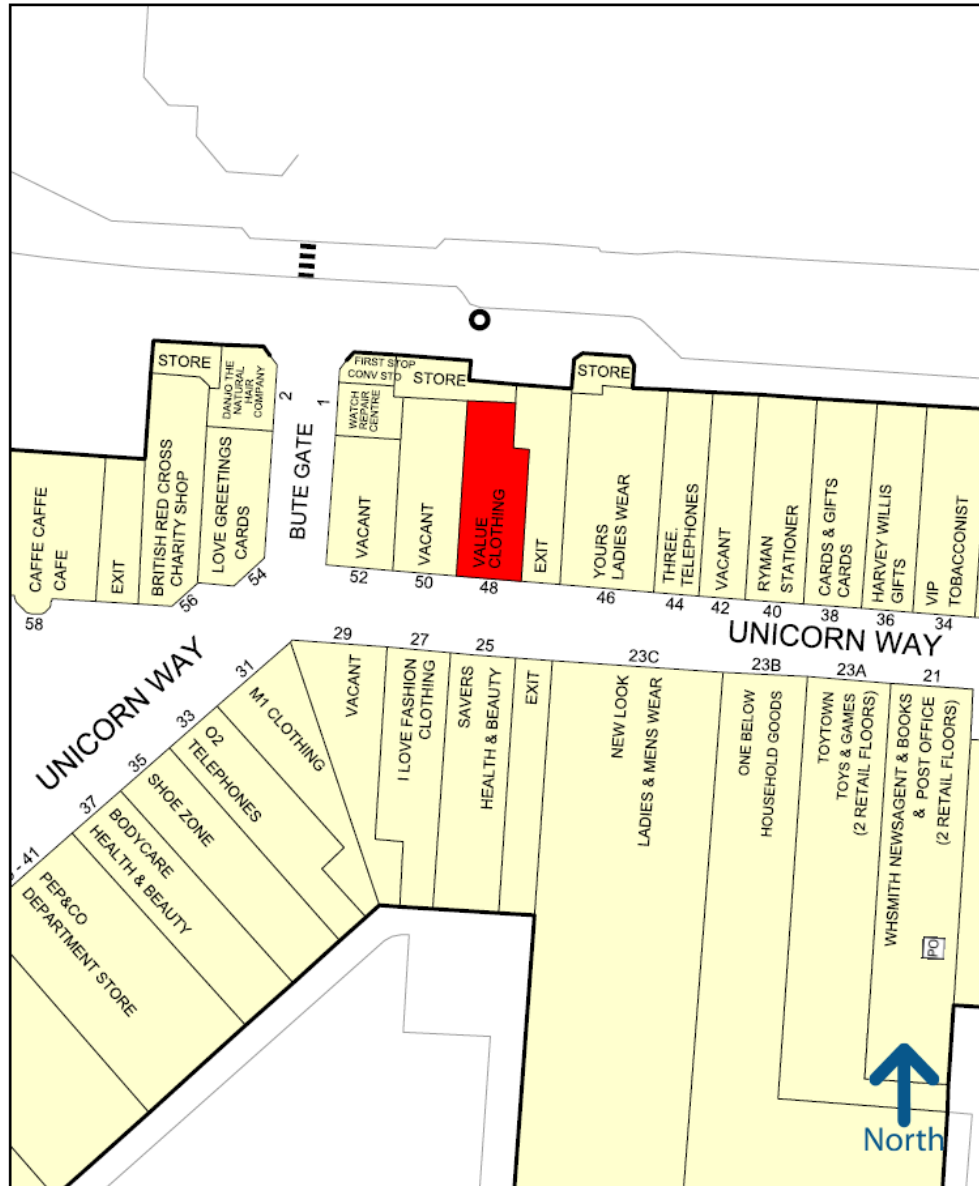
## Legal Costs

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 appointment with Savills, or our joint agents Orinsen.



## Contact

**James Dickinson**  
+44 (0)141 222 4139  
james.dickinson@savills.com

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

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

August 2020

