

Units



Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

Dunfermline is situated on the north side of the Forth Estuary approximately 15 miles north of Edinburgh and is the largest town in West Fife. Dunfermline has a residential population of approximately 55,000 people and provides retail facilities to a catchment in excess of 250,000 people.

The **Kingsgate Centre** forms the prime retailing pitch for the town, extending to 372,00 sq ft. The average weekly footfall is 160,000 people. The scheme is anchored by **Marks & Spencer** and **Debenhams** with other retailers including **Top Shop, New Look, River Island** and **H&M**.

ACCOMMODATION: The premises are arranged over ground and first floors extending to the following approximate net internal floor areas:

Ground floor	1,042 sq ft	(96.80 sq m)
First floor	779 sq ft	(72.37 sq m)

LEASE TERMS: The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT: £25,000 per annum exclusive

SERVICE CHARGE: The approximate annual service charge is £8,603.

BUSINESS RATES: We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£28,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£13,467**.

ENERGY PERFORMANCE CERTIFICATE:

EPC Rating = E

LEGAL COSTS: Each party to be responsible for their own legal costs incurred during the transaction.

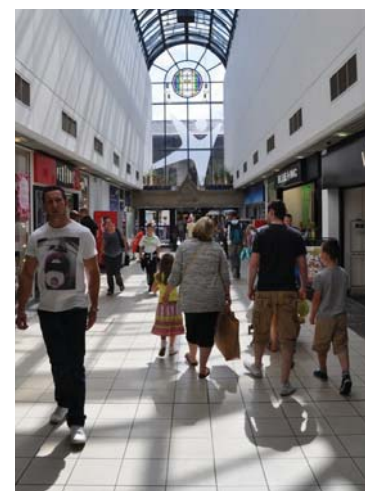
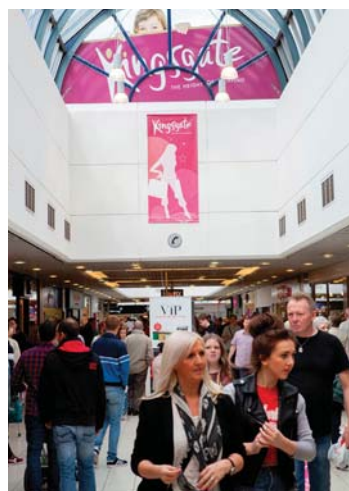
VIEWING:

Nick Warr
GCW
0207 647 4814
nick.warr@gcw.co.uk

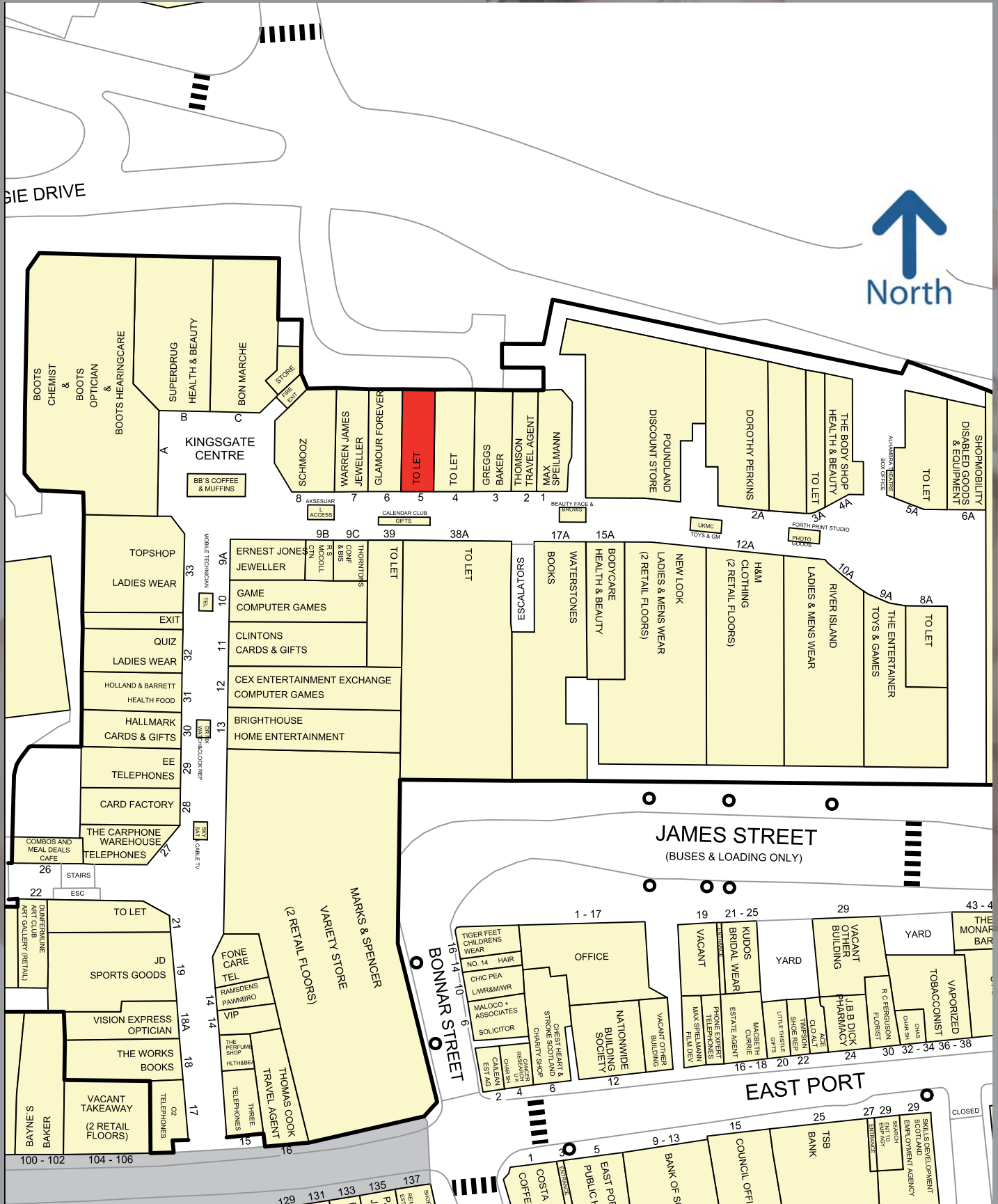
Philippe Michael
GCW
0207 647 4715
philippe.michael@gcw.co.uk

Andrew Bain
Eric Young & Co
0131 558 5108
abain@eyco.co.uk

Tom Forster
Eric Young & Co
0131 558 5130
tforster@eyco.co.uk



Kingsgate
DUNFERMLINE



Goed Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



GCW www.gcw.co.uk
020 7408 0030

eyco
eric young & co
0131 226 2641
www.eyco.co.uk

Messrs Eric Young & Co and GCW for themselves and for their client whose agents they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co or GCW has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

TJF/JH/DUN207 | Date of preparation - 9 February 2018