



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Fully fitted shop unit

43/45 Unicorn Way,
Kingdom Centre,
Glenrothes KY7 5NU



LOCATION

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 levelled mall, with an average footfall of 191,000 per week.

The subject property is located at the western entrance with nearby retailers including **Bodycare, Pep & Co, O2** and **Shoezone**.

DESCRIPTION

The subjects comprise a shop unit arranged over ground and first floor. The unit comprises the following approximate areas and dimensions:

Internal width	47 ft 0 ins	(14.33 m)
Build depth	93 ft 6 ins	(28.50 m)

Ground Floor	4,402 sq ft	(409.89 sq m)
First Floor	968 sq ft	(89.93 sq m)

LEASE

The property is available on the basis of a new full repairing and insuring lease.

RENT

Rental offers invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£34,600**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£16,608**.

SERVICE CHARGE

An annual service charge is payable. For the current year the amount is **£34,726.48**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F+

DATE OF ENTRY

By arrangement.

LEGAL COSTS

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

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents Cushman & Wakefield.

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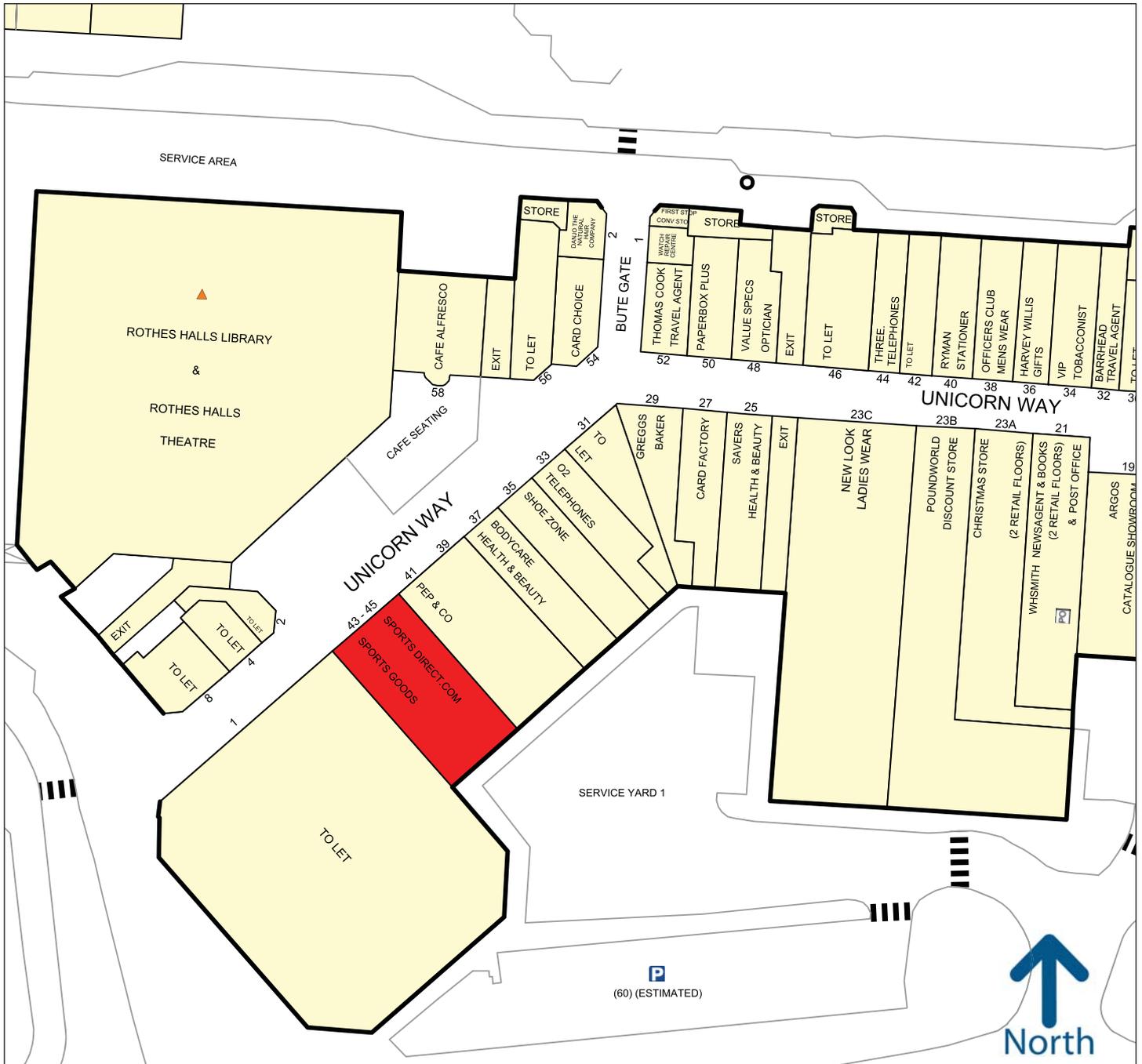
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TJF/JH/GLE100

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