

Unit 48



48 Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

LOCATION:

The Kingsgate Shopping Centre forms the prime retailing pitch for the town, extending to 309,000 sq ft. The average weekly footfall is 160,000 persons.

The scheme is anchored by **M&S** and **Debenhams** with other retailers including; **Top Shop**, **New Look**, **River Island**, **H&M** and **The Entertainer**.

ACCOMMODATION:

The premises provide the following approximate dimensions and net internal floor areas;

Internal width	25 ft 11 ins	7.09 m
Build depth	41 ft 11 ins	12.08 m
Ground floor	1,057 sq ft	98.02 m ²

LEASE TERMS:

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

RENT:

£25,000 per annum exclusive.

SERVICE CHARGE:

Approximately £5,634 p.a.

ENERGY PERFORMANCE CERTIFICATE:

The premises has been rated within band D. A copy of the certificate is available on request.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

BUSINESS RATES:

The Rateable Value displayed is based on an estimate of how the premises are likely to be assessed.

Rateable value	£17,600
UBR (2017/18)	46.6p

Interested parties are advised to contact Fife Council on 01592 583644.

POSTCODE:

KY12 7NF

SUBJECT TO CONTRACT:

APRIL 2017

VIEWING

GCW

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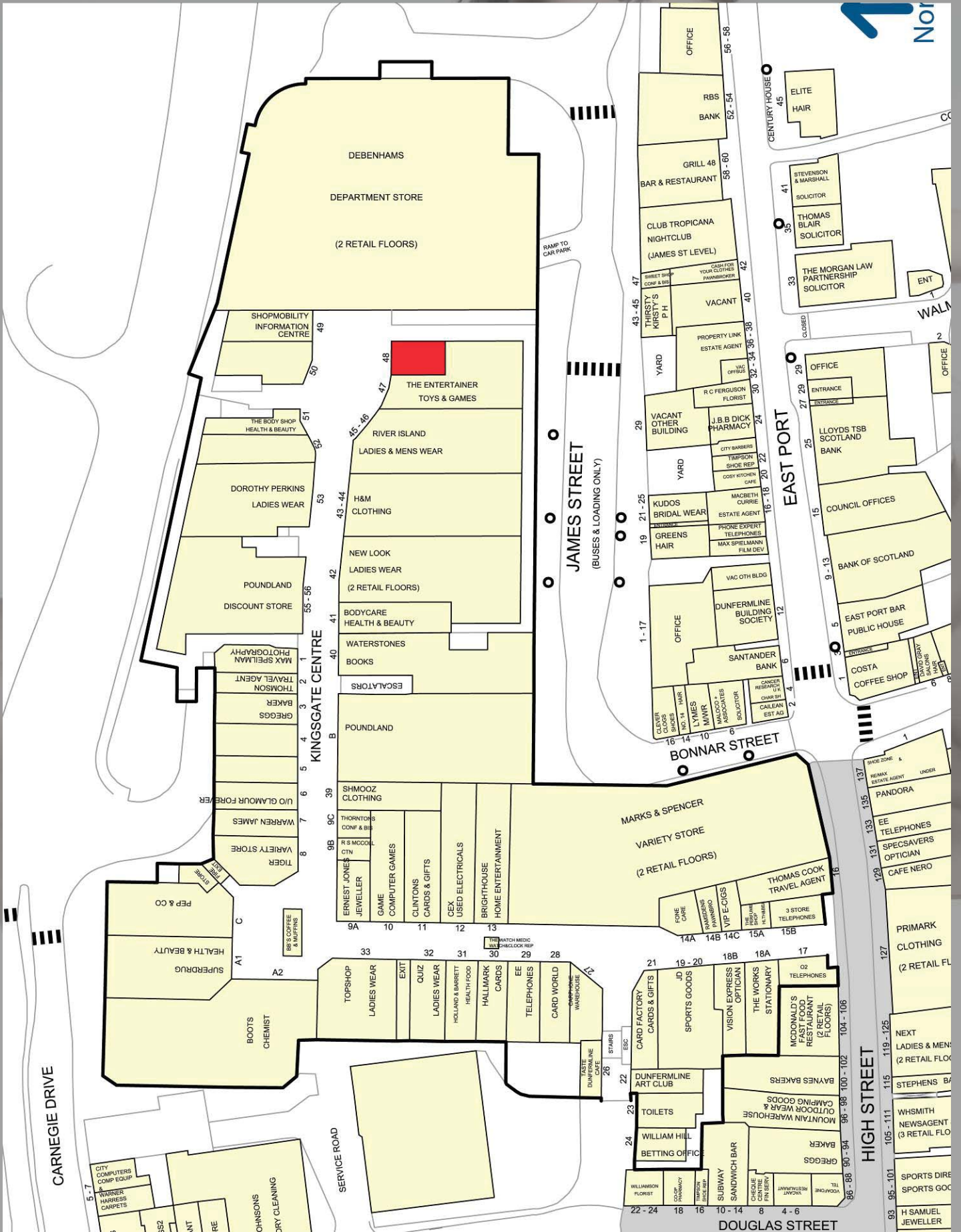
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Kingsgate
DUNFERMLINE

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