

Unit 52



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 floor extending to the following approximate net internal floor areas:

Ground floor 2,214 sq ft (205.69 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: £50,000 per annum exclusive

SERVICE CHARGE: The approximate annual service charge is £13,510.

BUSINESS RATES: The rates are to be assessed.

ENERGY PERFORMANCE CERTIFICATE:
EPC Rating = D

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

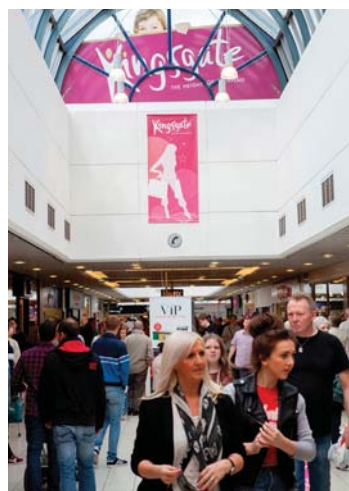
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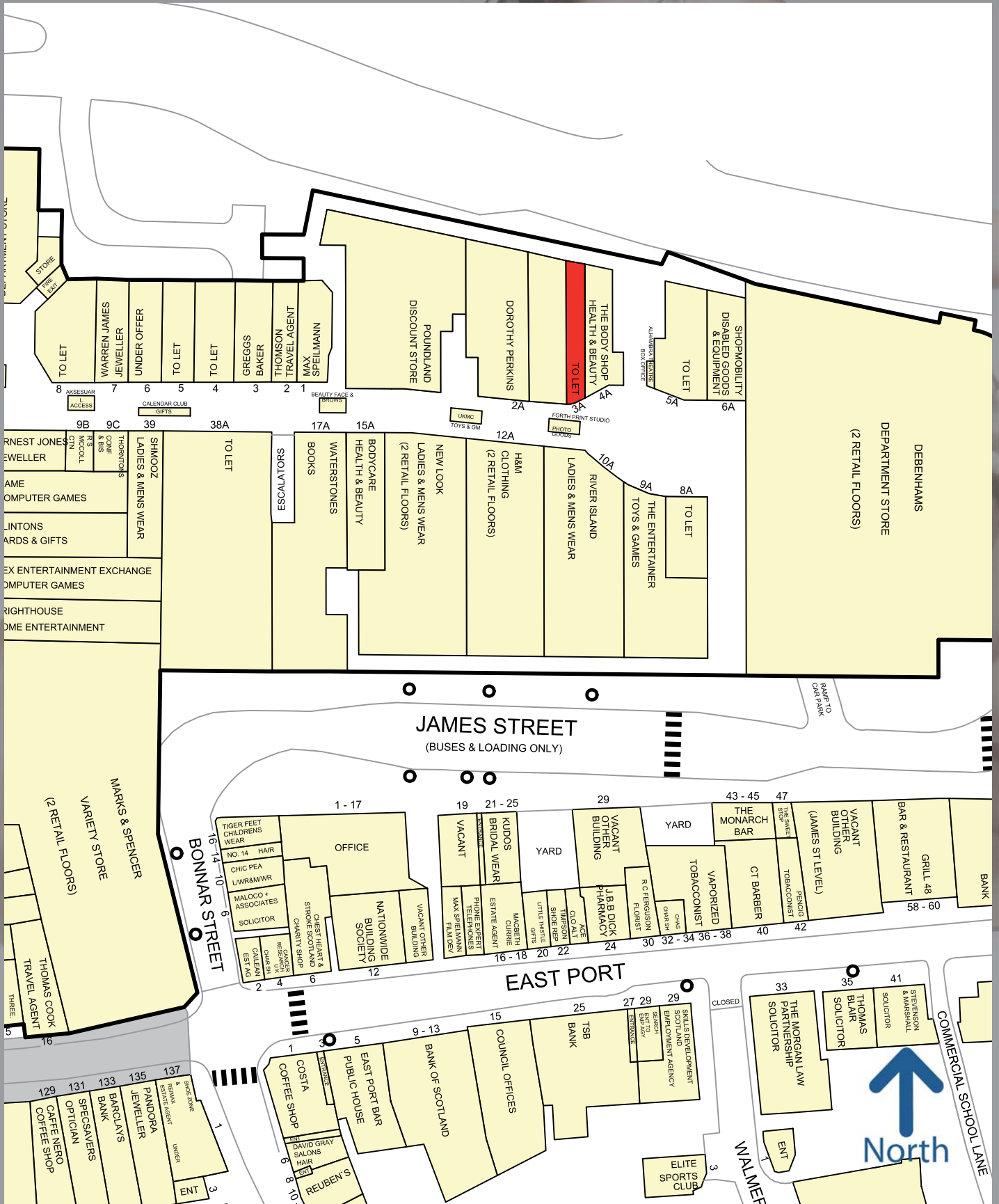
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Kingsgate
DUNFERMLINE



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