Unit 21

Kingsgate DUNFERMLINE

Boots | YOUR M&S | RIVER ISLAND | JD | W Waterstones | DEBENHAMS | new look | H&M | TOPSHOP

21 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	17 ft 4 ins	5.03 m
Build depth	70 ft 2 ins	21.39 m
Ground floor	1,167 sq ft	108.42 m^2
First floor	228 sq ft	21.18 m^2

LEASE TERMS:

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

RENT:

£45,000 per annum exclusive.

SERVICE CHARGE:

Approximately £7,100 p.a.

ENERGY PERFORMANCE CERTIFICATE:

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

LEGAL COSTS:

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

BUSINESS RATES:

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£28,100
UBR (2018/19)	48.0p

Business rates have fallen on average by 50% from 1st April 2017 within the shopping centre. Interested parties are advised to contact Fife Council on 01592 583644.

POSTCODE:

KY12 7QU

SUBJECT TO CONTRACT:

APRIL 2018

VIEWING
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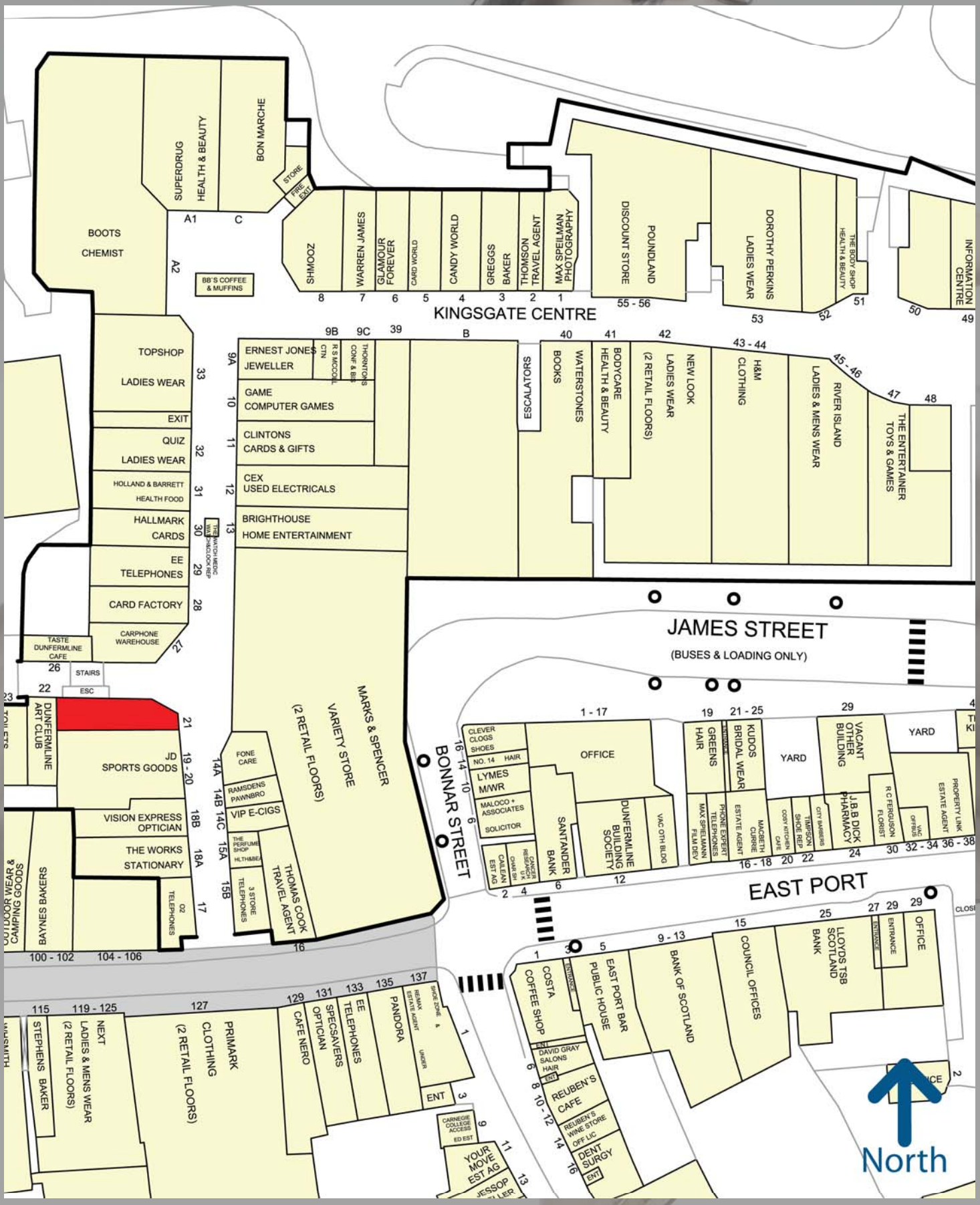

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