

Unit 52



52 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** and **The Entertainer**.

ACCOMMODATION:

Dimensions and net internal floor area;

Internal Width	24 ft 9 ins	7.55 m
Build Depth	93 ft	28.36 m
Ground Floor	2,180 sq ft	202.60 m ²

LEASE TERMS:

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

RENT:

£25,000 pax.

SERVICE CHARGE:

Approximately £12,722 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band D. Report available on request.

LEGAL COSTS:

Each party to be responsible for their own costs.

BUSINESS RATES:

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

Rateable value	£31,000
UBR (2020/21)	49.0p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01592 583644.

POSTCODE:

KY12 7NF

SUBJECT TO CONTRACT:

APRIL 2020

VIEWING

GCW

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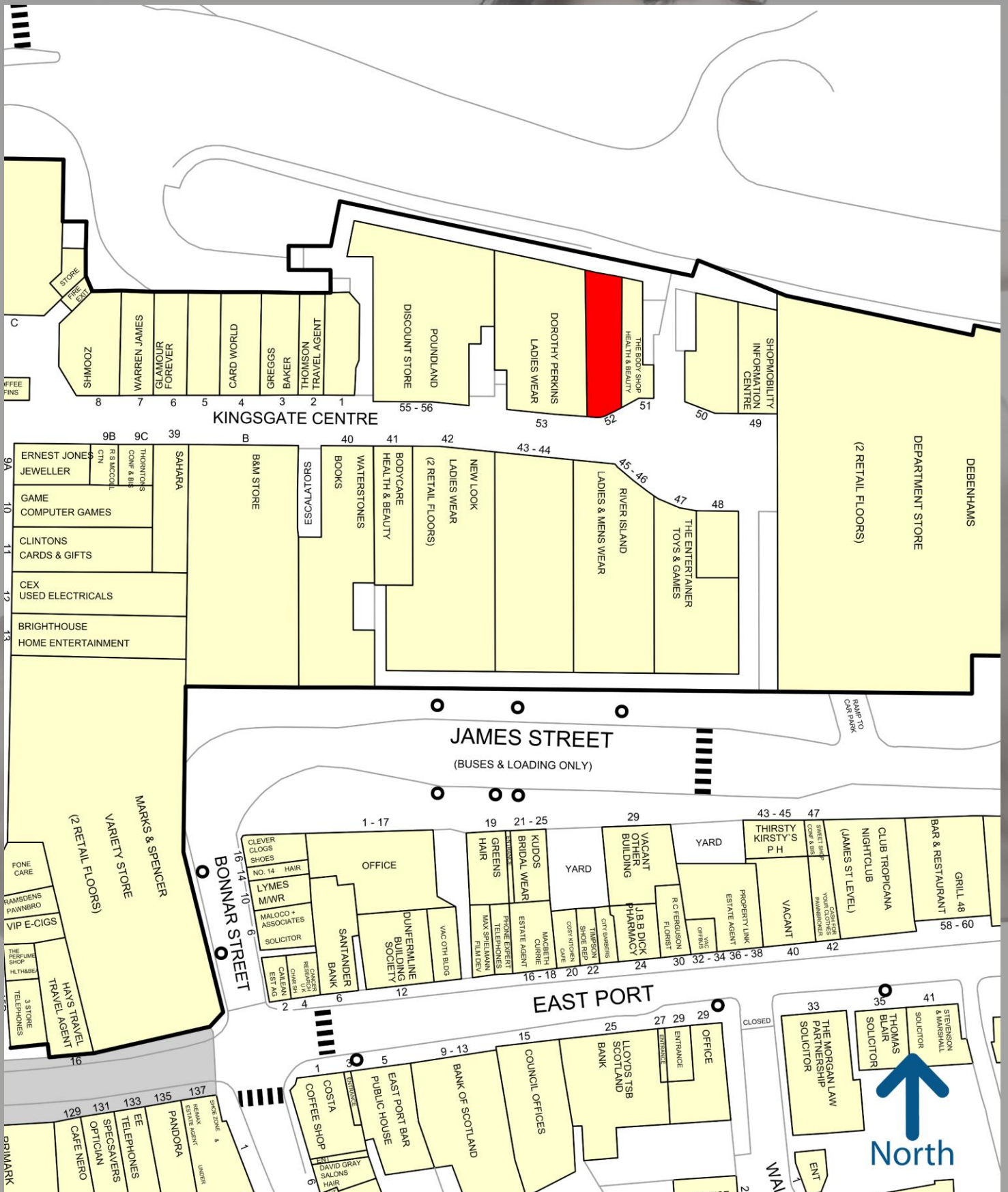
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Kingsgate
DUNFERMLINE