

Units 43, 44 & 57-62

Kingsgate
DUNFERMLINE



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 (34,560 sq m). The average weekly footfall is 160,000 persons.

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

ACCOMMODATION:

Dimensions and net internal floor areas;

Internal Width	47 ft 2 ins	14.38 m
Build Depth	132 ft 1 in	40.25 m
Lower Mall	6,275 sq ft	582.97 m ²
Upper Mall	8,471 sq ft	786.98 m ²

LEASE TERMS:

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

RENT:

£115,000 pax.

SERVICE CHARGE:

Approximately £71,045.

ENERGY PERFORMANCE CERTIFICATE:

Band D. Report available on request.

BUSINESS RATES:

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

Rateable value	£101,000
UBR (2020/21)	51.6p

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.

LEGAL COSTS:

Each party to be responsible for their own costs.

POSTCODE:

KY12 7QA

SUBJECT TO CONTRACT:

APRIL 2020

VIEWING

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