

# Unit 68



## 68 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;

<b>Internal Width</b>	14 ft 5 ins	4.40 m
<b>Build Depth</b>	24 ft 4 ins	7.43 m
<b>Ground Floor</b>	352 sq ft	32.70 m <sup>2</sup>

#### LEASE TERMS:

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

#### RENT:

£7,000 pax.

#### SERVICE CHARGE:

Approximately £2,017 p.a.

#### ENERGY PERFORMANCE CERTIFICATE:

Band E. 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	£9,500
UBR (2020/21)	49.0p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> 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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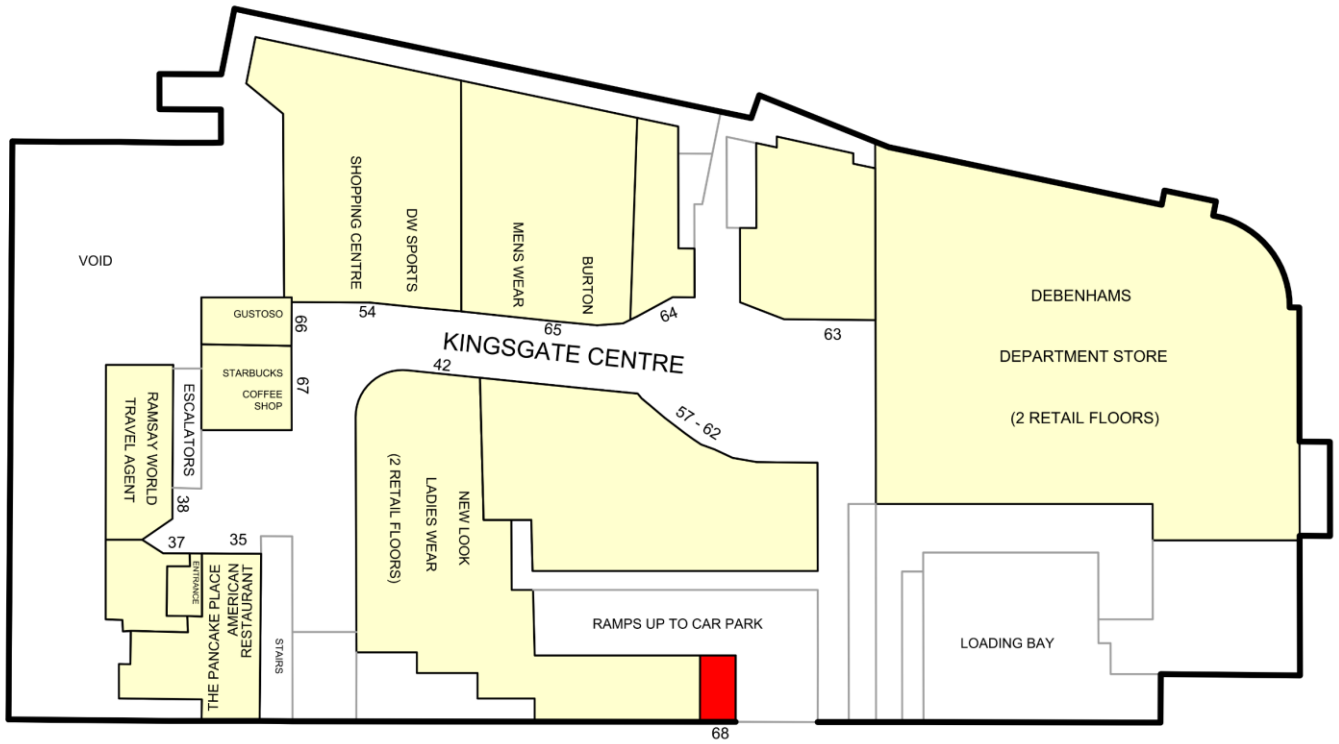
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**Kingsgate**  
DUNFERMLINE

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