# TO LET

30 Unicorn Way
Kingdom Shopping Centre
Glenrothes, KY7 5NS




## Retail Opportunity

## Rent: On Application

## Ground Floor: 920 sq ft

### Location
Glenrothes is a popular new town located in Fife, approximately to the north of Edinburgh and 20 miles south of Dundee. The town has a residential population in the region of 40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approximately 430,000 sq ft (40,000 sqm) of retail accomidation planned over a single level mallwith an average footfall of approximately 106,000 a week. The subject property is located located in a bust part of the mall. Nearby retailers include **JD Sports, Barrhead Travel and TGJones.**

### Accommodation
The premises is arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: 920 sq ft / 85.50 sqm

### Lease
The subjects are available by way of a new FRI lease.

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### Rates
Rateable Value: £8,400
UBR (2026/27): £0.481
Rates Payable: £4,040 pa

### Service Charge
The estimated service charge for this financial year is £5,120.

### EPC
An EPC Report is available on request.

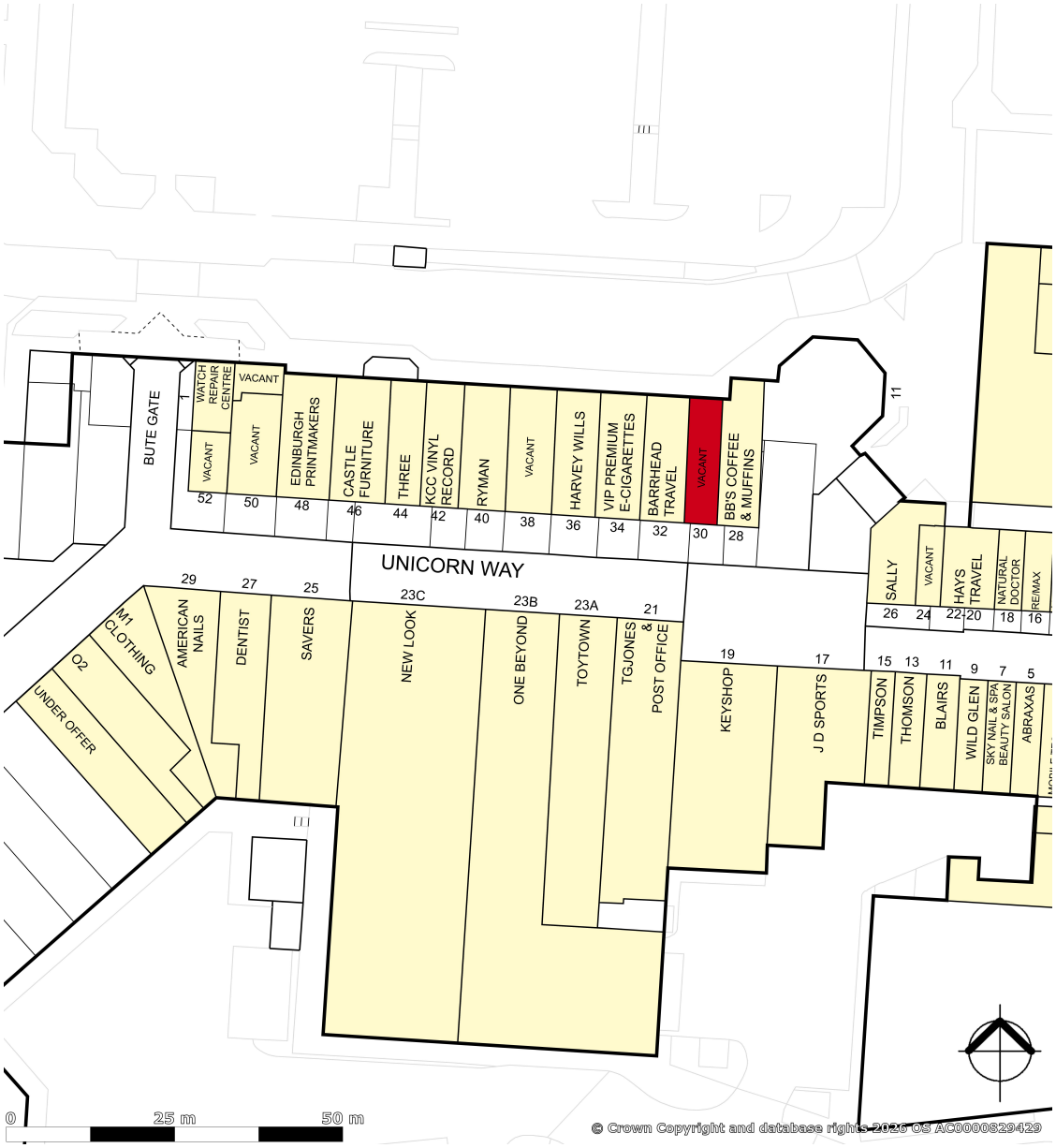
### Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction.

ORINSEN

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## Viewing strictly by appointment through ORINSEN


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