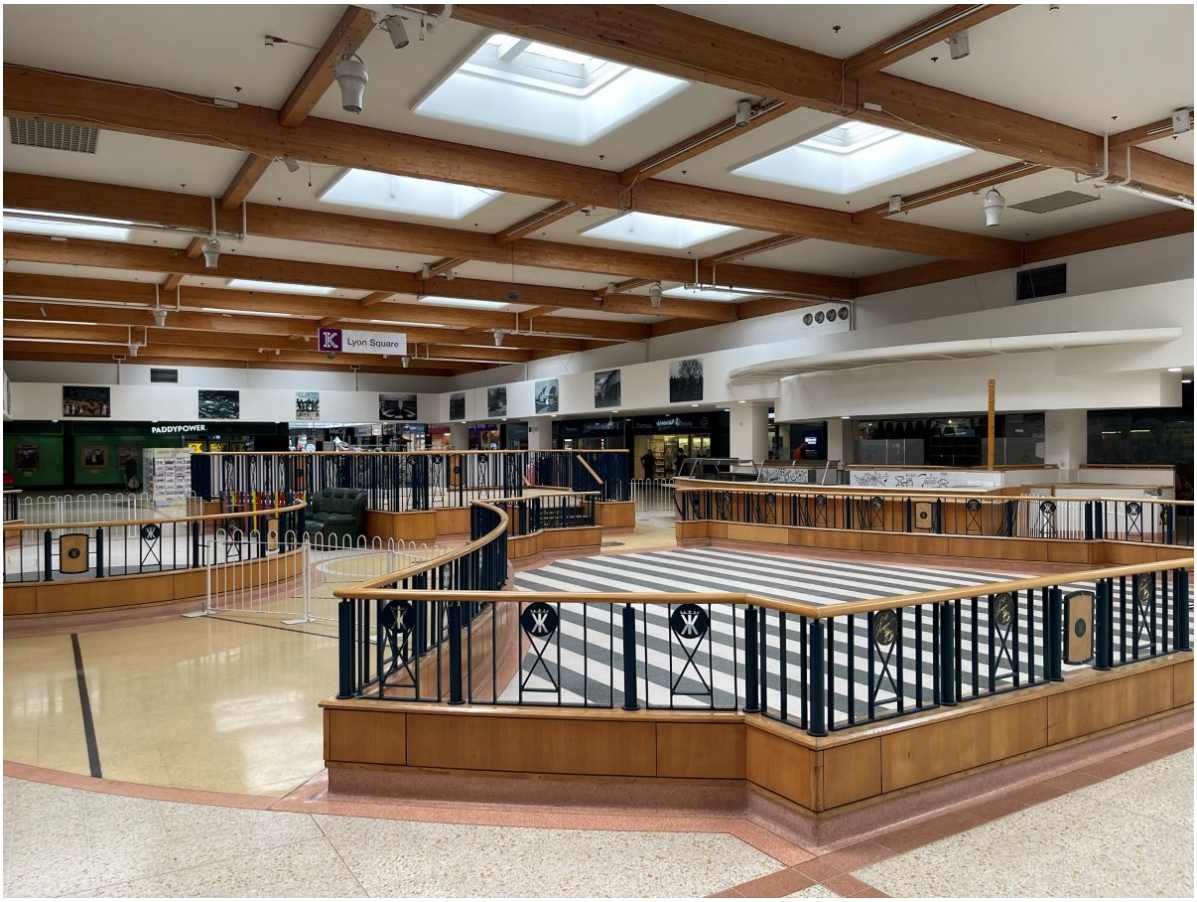
TO LET

2A Lyon Square
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 **Paddypower, Boots and Force Support.**

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.

Rent
On Application

Rates
Rateable Value: £10,500
UBR (2026/27): £0.481
Rates Payable: £5,051pa

Service Charge
The estimated service charge for this financial year is £5,211 pa

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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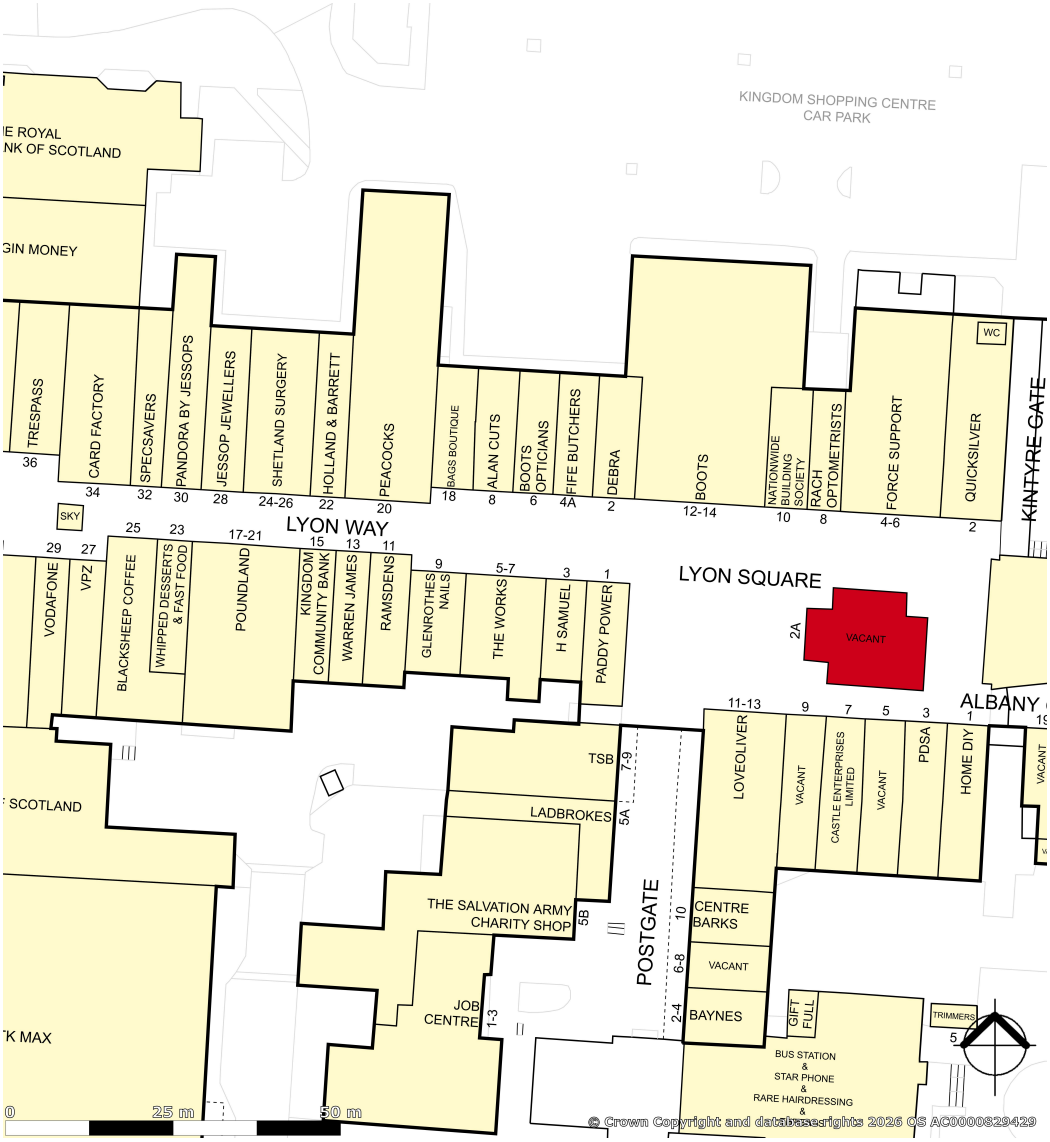

Viewing strictly by appointment through ORINSEN

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