TO LET

Unit 35 Unicorn Way
Kingdom Shopping Centre
Glenrothes KY7 5NU



Retail Unit - To Let

Rent: On Application

Ground Floor: 2,737 sq ft

Location
Glenrothes is a popular New Town in Fife, approximately 30 miles north of Edinburgh and 20 miles south of Dundee. The town has a residential population of c.40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approx 430,000 sq ft (40,000 sqm) of retail accommodation planned over a single level mall with an average footfall of approx 106,000 per week. The property is located in a busy part of the mall. Nearby retailers include O2, Sports Direct and Pep & Co.

Accommodation
The premises are arranged over ground level only and comprise the following approximate net internal area:

Ground Floor: 2,737 sq ft / 253.44 sqm

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

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Rates
Rateable Value: £16,700
UBR (2026/27) £0.481
Rates Payable: £8,033 pa

Service Charge
The estimated service charge for this financial year is £14,982.

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. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

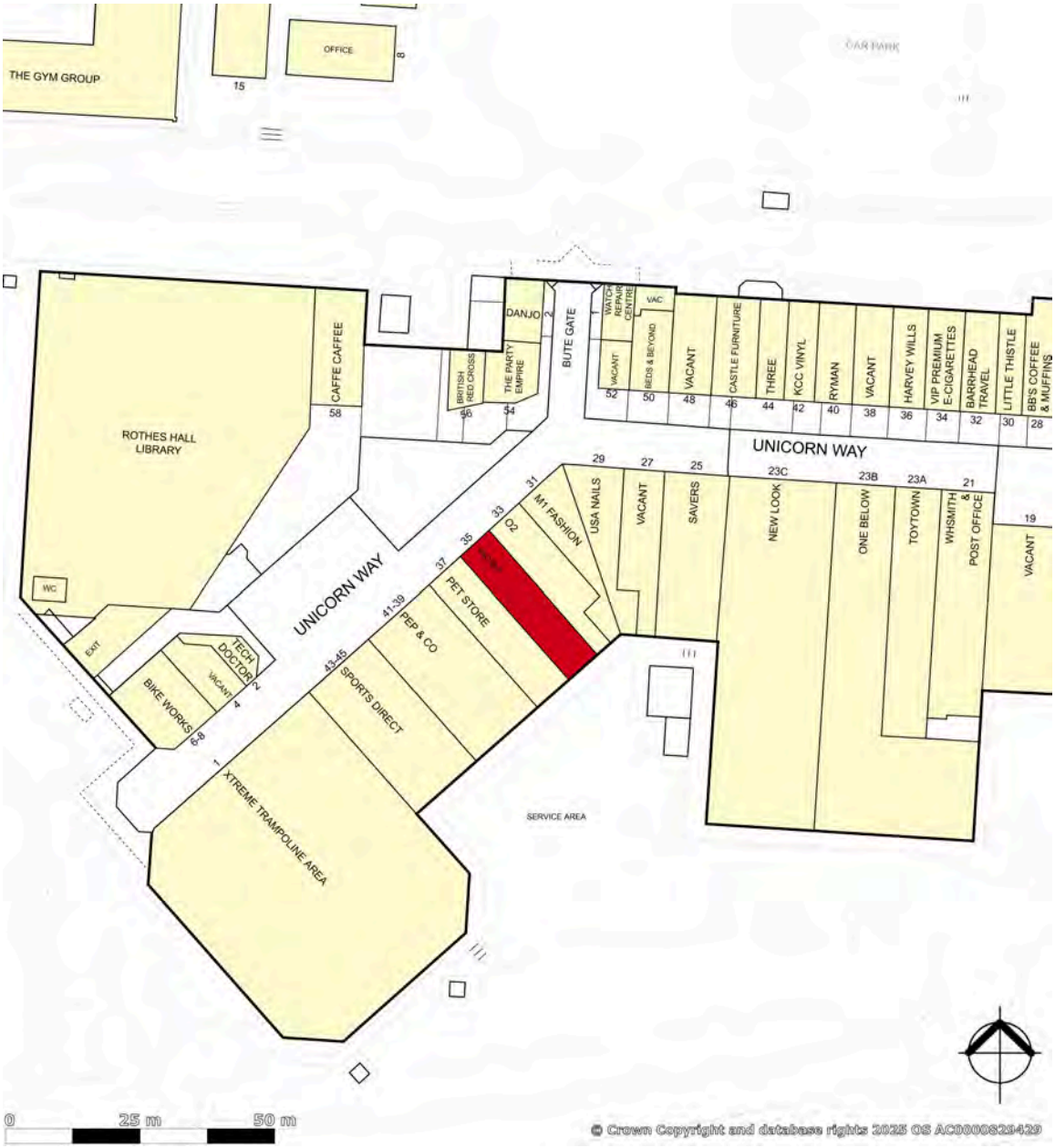
Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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