

Shopping Centre Retail Unit

38 Unicorn Way, Kingdom Centre, Glenrothes



- Glenrothes is a popular new town located in Fife, approximately 30 miles to the north of Edinburgh and 20 miles to the 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 of retail accommodation planned over a single level mall with an average footfall of approximately 106,000 per week.
- The subject property is located in a busy part of the mall. Nearby retailers include **Ryman**, **New Look**, **One Below** and **Toytown**.

RENT:

Details on request.

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed .

ACCOMMODATION:

The premises are arranged over the ground floor of the shopping centre, comprising the following approximate net internal area:

Ground Floor (NIA): 1,600 sq ft 148.64 sq m

BUSINESS RATES:

Rateable Value: £13,700

UBR 2025/26: £0.498

Rates Payable: £6,823 per annum

SERVICE CHARGE:

service charge payable for 2025 is approximately £11,419 per annum.

EPC:

Full Energy Performance Certificate available on request.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the 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.

CONTACT DETAILS:

Further information & viewing upon request. Viewing strictly by appointment with Savills, or our joint agent Orinsen.

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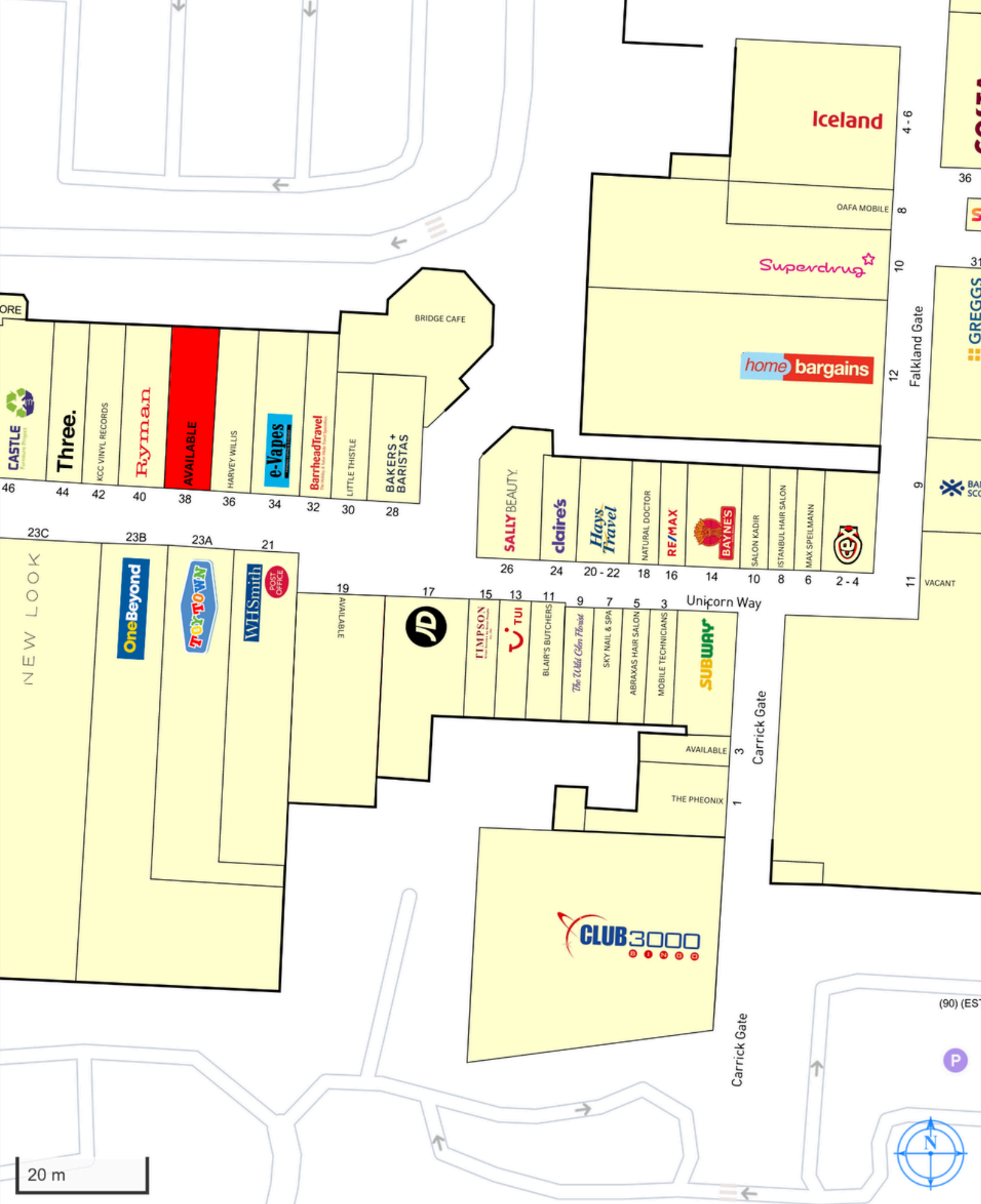
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