

# Culverwell

PROPERTY CONSULTANTS

## PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE AVAILABLE RETAIL PREMISES

### UNIT 1, KINGSGATE SHOPPING CENTRE, DUNFERMLINE KY12 7QA

#### LOCATION

Dunfermline is a popular market town situated in southern Fife, approximately 17 miles north of Edinburgh. The town benefits from a resident population of approximately 55,000 people and an estimated catchment population of 140,000 people. The main shopping destinations within the town are the High Street and Kingsgate Shopping Centre, which lies to the north-east end of the High Street and is anchored by Debenhams and M&S.

The premises are situated in a prominent location on the north side of the Mall. Nearby occupiers include **Bakers' Oven, Thomson Travel, Poundland, New Look, Waterstones and Co-op.**

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of an in-line Mall unit. Servicing is available at both ground and first floor levels.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	15 ft 3 ins	4.65 m
Net Frontage	13 ft 9 ins	4.19 m
Ground Floor	1,018 sqft	94.57 sqm
First Floor	658 sqft	61.13 sqm

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£59,250
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433



#### RENT

£39,750 per annum exclusive.

#### LEASE TERMS

The premises are available on the basis of an assignation or sublease for a minimum term of 10 years. Further details are available upon request.

#### TERMS

Incentives are available subject to status.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer  
Tel: 0131 243 9614  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)

