



Kingsgate
DUNFERMLINE

shopkingsgate.co.uk

Shopping at the



of Dunfermline



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Located in the heart of Dunfermline, Kingsgate Shopping Centre is easily accessible by bus, train, bike, or car.

Positioned at the heart of the community and home to over 55 high street brands and independent retailers, the 289,000 sq ft shopping centre links key areas Dunfermline, offering a direct route from the High Street.

With a modern covered mall and welcoming communal spaces, Kingsgate offers the perfect setting for a diverse range of businesses, from artisan traders and eateries to national retailers occupying larger units.

Retail space is available to suit businesses of all sizes, from 934 sq ft units to spacious 80,106 sq ft units. Bespoke space can also be created, subject to availability.



Discover Dunfermline



Dunfermline is a historic Scottish city with royal and industrial roots, located in the north side of the Firth and Forth, approximately 17 miles north of Edinburgh.



In recent years, Dunfermline has seen significant regeneration and investment. Through the £1.3 billion Edinburgh and South-East Scotland City Region Deal, Dunfermline is seeing major development across innovation, transport, culture, and housing.



Dunfermline's identity is rooted in a royal and industrial heritage. Once the ancient capital of Scotland and the final resting place of King Robert the Bruce, the city later became a centre for linen and textile production during the Industrial Revolution. Today, Dunfermline's economy is driven by sectors such as advanced manufacturing, logistics, technology, and financial services, continuing its tradition of innovation.



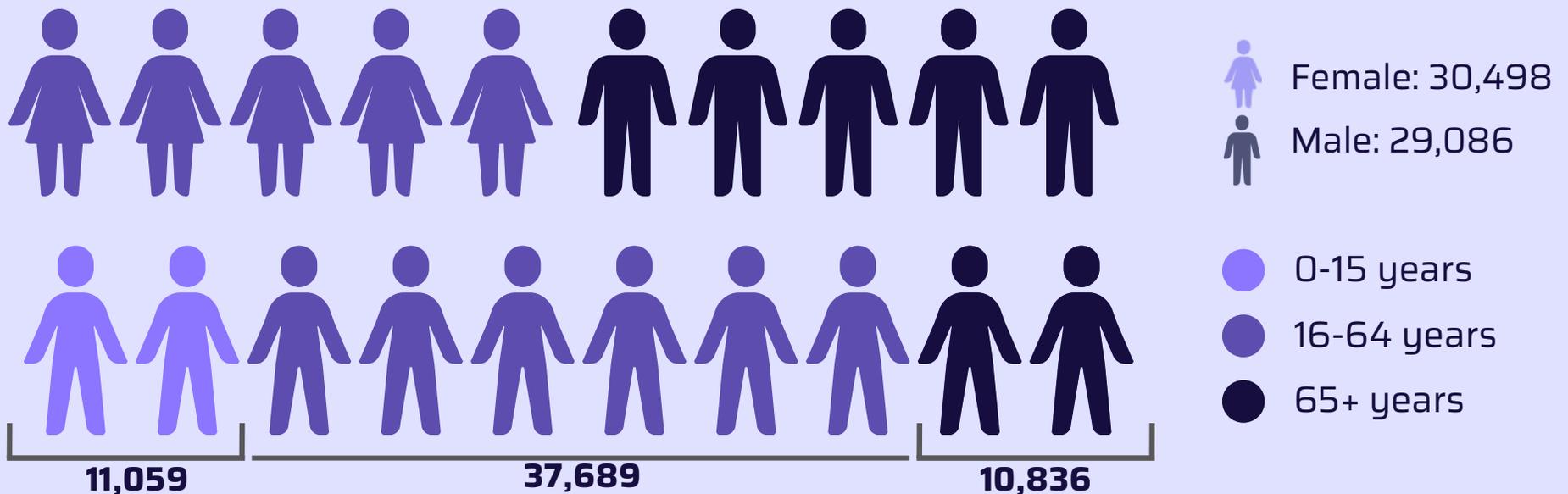
The city is also home to architectural and cultural landmarks, such as Dunfermline Abbey, Pittencrieff Park, and the Carnegie Hall, reflecting Dunfermline's commitment to heritage, community, and the arts.



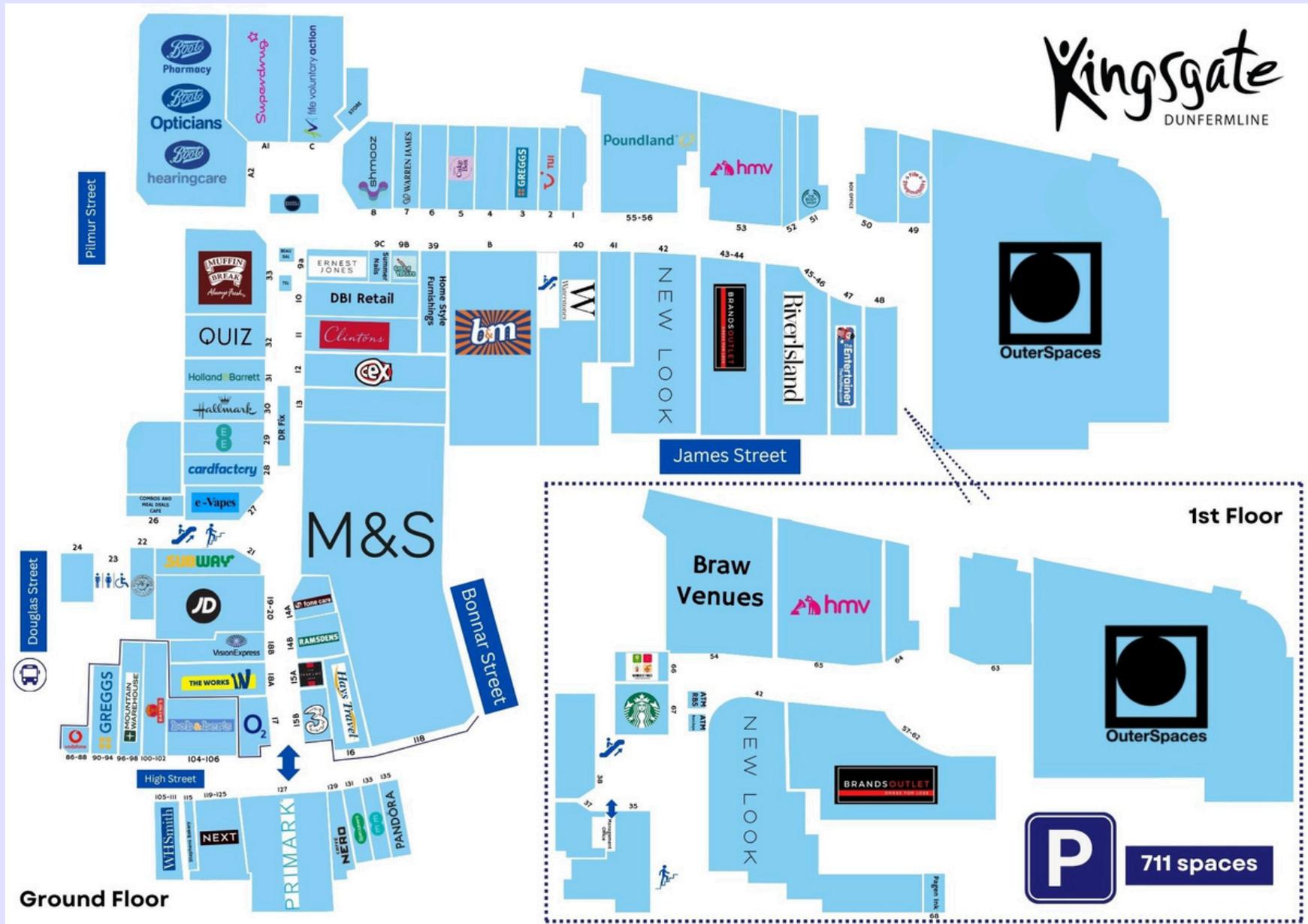
Demographics

While Dunfermline is home to 59,500+ residents, Kingsgate draws from a significantly larger surrounding population. There are approximately 77,000 people within a 10-minute drivetime catchment, expanding to 146,000 within 20 minutes.

**Population of
Dunfermline: 59,584**



Centre Goad





The town is well served by two separate rail stations - Dunfermline City and Dunfermline Queen Margaret - both offering regular services to Edinburgh and the surrounding areas. Direct train services connect Dunfermline with Edinburgh Waverley in as little as 33 minutes.



Dunfermline Bus Station offers convenient connections to Edinburgh, Glasgow, St Andrews and a wide range of local, regional and national destinations. Direct services are also available to Falkirk, Inverness, Livingston, and Perth.

Located in the heart of Dunfermline, Kingsgate Shopping Centre offers a prime central location with excellent transport links. The centre lies just west of the M90, offering direct access from Perth and surrounding areas.

To the south, the A985 connects Dunfermline with Kincardine, while the A92 to the east links the town with Kirkcaldy and Dundee.

For those arriving by car, Kingsgate boasts 711 parking spaces across a multi-storey car park.



VAT

All prices quoted are subject to VAT.

Legal Costs

Each party will meet its own legal costs in any transaction.

Plans & Photographs

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact. All images belong to RMJ.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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Kingsgate shopkingsgate.co.uk
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Contact Us

Charlie Hall



07807 999 693



charlie.hall@savills.com

savills

Stuart Moncur



07887 795 506



stuart.moncur@savills.com

RMJ



0141 739 8833



enquiries@rmjletting.com



rmjletting.com