



# RETAIL UNIT TO LET

## UNIT 13

3,560 sq ft



James Street  
Dunfermline  
KY12 7QU

### KEY TENANTS



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## LOCATION

The Kingsgate Shopping Centre is a 289,385 sq ft shopping centre in the heart of Dunfermline. The centre has 711 parking spaces and houses more than 55 High St brands and independent retailers including JD, HMV, Boots, Superdrug, M&S, The Entertainer, Cardfactory, B&M, Poundland, Starbucks & New Look.

## RATES

Rateable Value: £45,400

Rates Payable: £22,609.20

## ACCOMMODATION

The unit provides a net internal floor area of 3,560 sq ft.

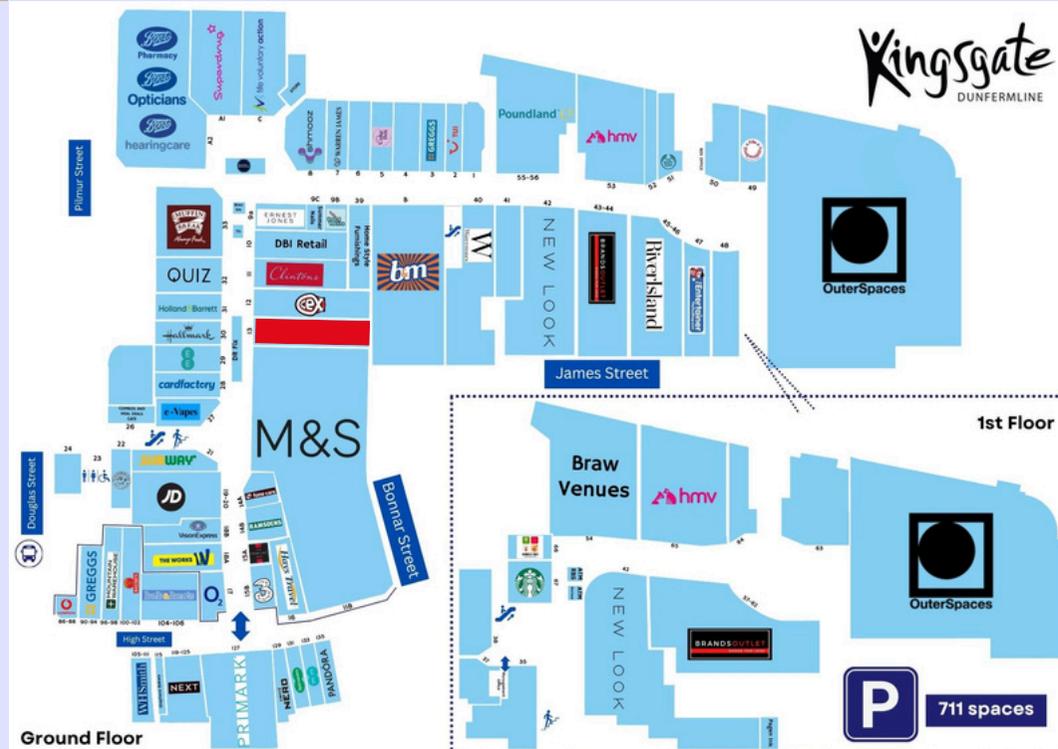
## TENURE

This unit is available on a new lease for a period to be agreed.

## RENT AND SERVICE CHARGE

Rent - TBC

Service Charge: £15,638.88





## 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.

## Anti-Money Laundering

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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