

## Town Centre Factsheet No 3: Glenrothes

### General Information

Glenrothes is a former new town with the third largest shopping centre in Fife. The Kingdom Centre has developed in phases and is now one of the biggest indoor shopping centres in Scotland containing around 100 shops as well as a theatre, bars, cafes and restaurants.

Fife Council's Headquarters are located in a modern office complex within the town centre.



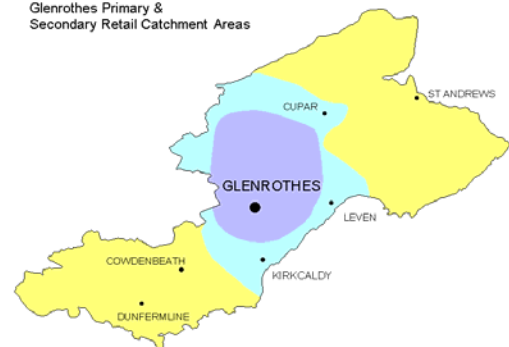
### Town Centre Catchment

Glenrothes is a very popular District Centre serving Central Fife. Most of the centre is enclosed and is privately managed.

- Town population of 40,000
- Primary catchment of 65,600
- Secondary catchment of 98,700
- Total catchment of over 160,000

There are over 1,600 car-parking spaces with free, short-term parking.

Glenrothes Primary & Secondary Retail Catchment Areas

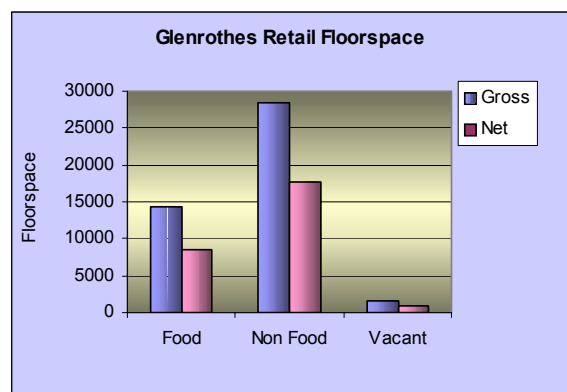


### Shopping

A central spine running through the mall serves the main shopping area. A Co-op foodstore and Department Store sit at either end of the centre.

Occupied Retailing Floorspace –

- Gross floorspace of 40,000 sq. metres
- Net floorspace of 26,000 sq. metres
- 100 occupied shops
- 2005 Zone A Rentals of £60 per sq. Ft
- Vacancy rate of 4%



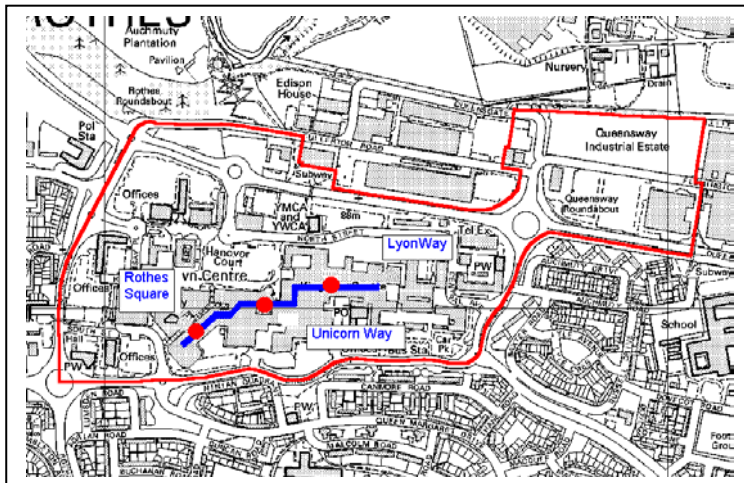
### Leisure, Entertainment & Services

Within the Kingdom Centre lies Rothes Halls - a modern theatre, conference, and library complex. The centre also has a well-established ten-pin bowling facility and a modern bingo hall complex.

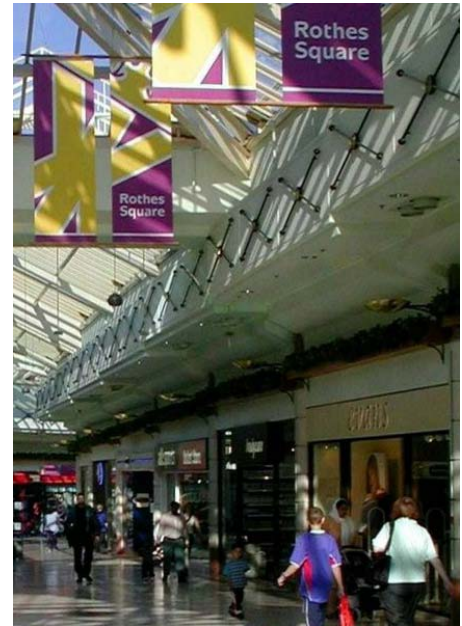
A range of service facilities along with bars, restaurants and cafes are located within and around the fringes of the centre.



## Map of Glenrothes Town Centre



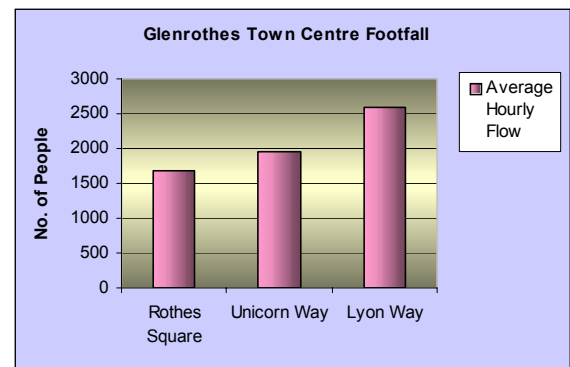
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## Pedestrian Flows (Footfall)

Glenrothes Town Centre has consistently high levels of footfall throughout the main spine of the shopping mall. There are flows of over 2,500 people per hour in the central portion of Kingdom Centre at Lyon Way. Unicorn Way and Rothes Square have flows of over 1,500 per hour.

Footfall figures are derived from counts of two way pedestrian flows undertaken at various points in 2006. Locations are shown on the town centre inset map.



## Proposals and Opportunities

- Outline approval for a mixed use 8,000 sq. metre superstore beside the shopping mall. This will result in the demolition of Glenrothes House (see photo).
- The Co-op Department Store (3,500 sq. metres gross) is due to close in early 2007. This will provide a redevelopment / refurbishment opportunity in Lyon Square.



## Contacts/ Further Information

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