

TO LET

Unit 14

667 sq.ft

(62 sq.m)



M

UNIT 14

The Green, Berrymuir Road
Portlethen, Aberdeenshire
AB12 4XH

Occupiers Include

Morrisons Daily

POST
OFFICE

THE GREEN, PORTLETHEN

UNIT 14

LOCATION

A neighbourhood retail scheme within the Aberdeenshire town of Portlethen. The development is situated to the east of Berrymuir Road and south of Bruntland Road. Aberdeen is approximately 9 miles to the north. The Green is anchored by a Morrisons Daily and includes a number of hot food take-away operators, local retailers and professional services occupiers. Portlethen Academy is a short distance to the east.

The development benefits from a car park located in front of the development.

DESCRIPTION

The subjects comprise a modern ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with a tea prep/staff area, WC and an access into the service yard to the rear.

UNIT SIZE

Total Area: 667 sq.ft (62 sq.m).

RENT

£11,500 pax + VAT.

RATEABLE VALUE

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Circa £3,128 pax.

Insurance: Circa £374 pax.

EPC

A copy of the EPC will be made available as required.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



15

Retail Units On-Site



14,994 sq.ft

Total Area



What Three Words
backpack.fabric.hugs

THE GREEN, PORTLETHEN

SITE PLAN



Alex Williams

01384 400123
07741 951843
AWilliams@lcpproperties.co.uk



George Kearney

0207 233 5255
07714 679202
GKearney@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:

FG Burnett
COMMERCIAL PROPERTY CONSULTANTS

Lisa Cowie

07597 581 619
lisa.cowie@fgburnett.co.uk

Sophie Evans

07591 836 657
sophie.evans@fgburnett.co.uk

