



FG Burnett

To Let / May Sell

Unit 4, Hillside Road

Portlethen, AB12 4NN

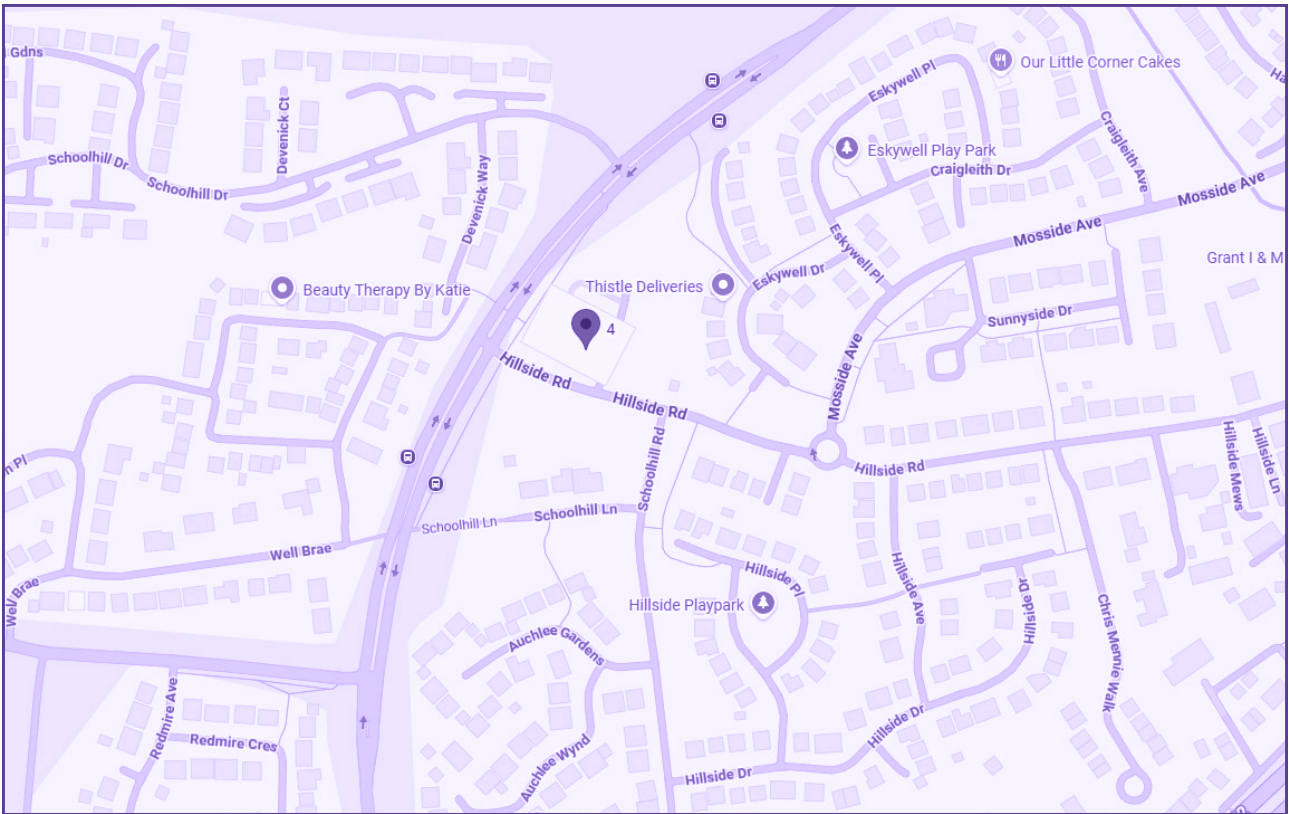
71.99 sq.m | 775 sq.ft

- Ground floor retail unit
- Located in a local shopping parade
- Anchored by Co-op
- Ample car parking spaces



All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

Portlethen is located approximately 7 miles from the City Centre of Aberdeen, the town offers a wide range of retailers and business centres. Hillside Road lies just off Cookston Road which connects the area to the A92 Dual Carriageway, both North and South bound. The area provides a generous mix of both national and independent retailers alongside industrial and business parks. The unit is set in a local retail parade shared with several retailers such as Domino's, Barnardo's, Lolly's and is anchored by the Co-op.

## Description

The subjects comprise a single storey unit under a flat roof. The exterior is made up of a steel frame and composite cladding with timber panelling. The unit benefits from a glazed access door with windows either side.

- Open plan sales area
- Single treatment room
- Ancillary staff areas
- Accessible WC
- On site parking

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## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area derived:

<b>Total</b>	<b>71.99 sq.m</b>	<b>775 sq.ft</b>
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## Rent / Price

£20,000 pa exc VAT / Price on application.

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## Lease Terms

The subjects are available on full repairing and insuring terms for a period to be agreed. Longer lease terms will be subject to upward only rent reviews.

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## Rateable Value

The Rateable Value effective from 1 April 2026 is £16,500.

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## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

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## EPC

Copy available on request.

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## VAT

VAT will be payable in addition to the sale price or monies due under a lease of the premises.

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## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.



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## Viewings & Offers

All offers should be submitted in writing to the sole agent.

### **Lisa Cowie**

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e: [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

### **Sophie Evans**

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