



FG Burnett

To Let

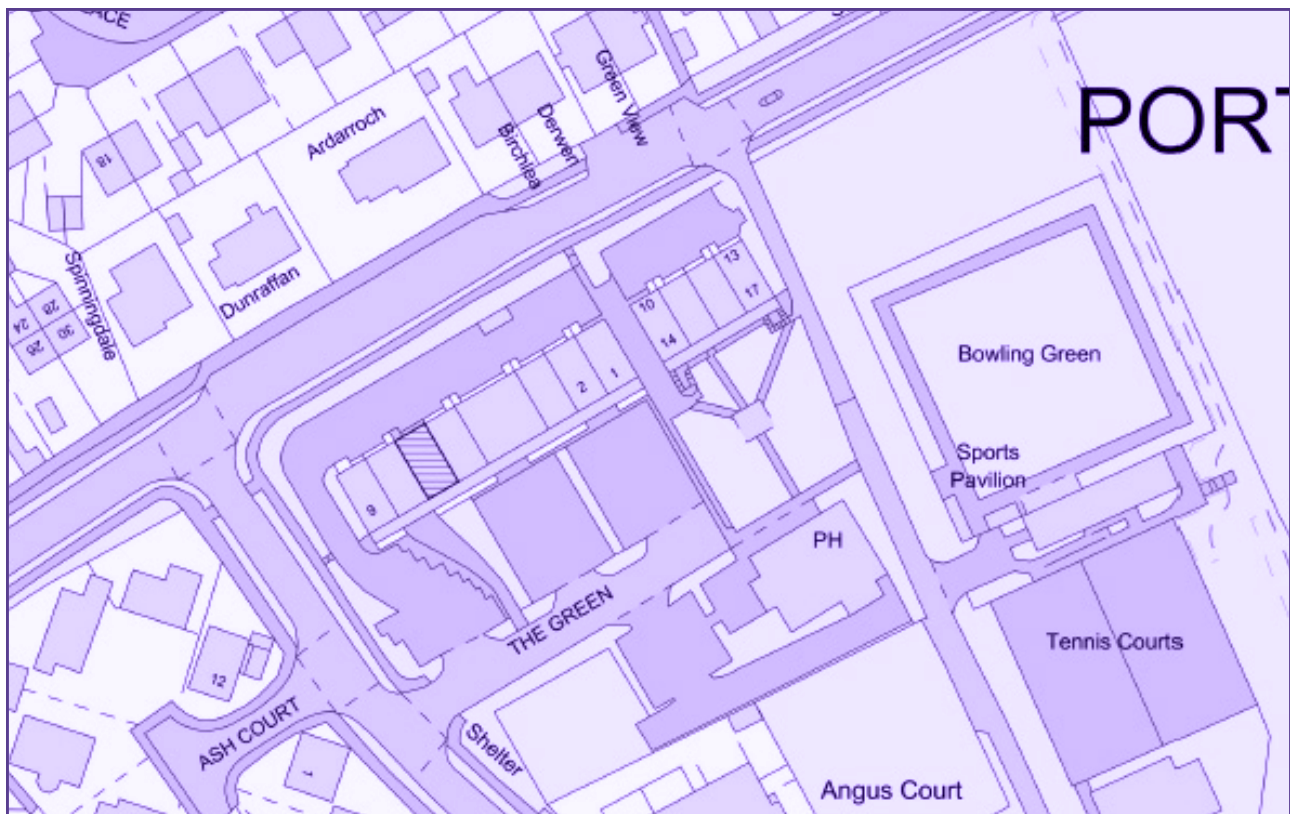
# Unit 7, The Green Berrymuir Road

Portlethen, AB12 4UN

62.24 sq.m | 670 sq.ft

- Retail unit within busy neighbourhood retail parade
- Suitable for a variety of uses, subject to planning
- May be eligible for Small Business Bonus Relief





## Location

The property is located within the retail parade of The Green which is 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.

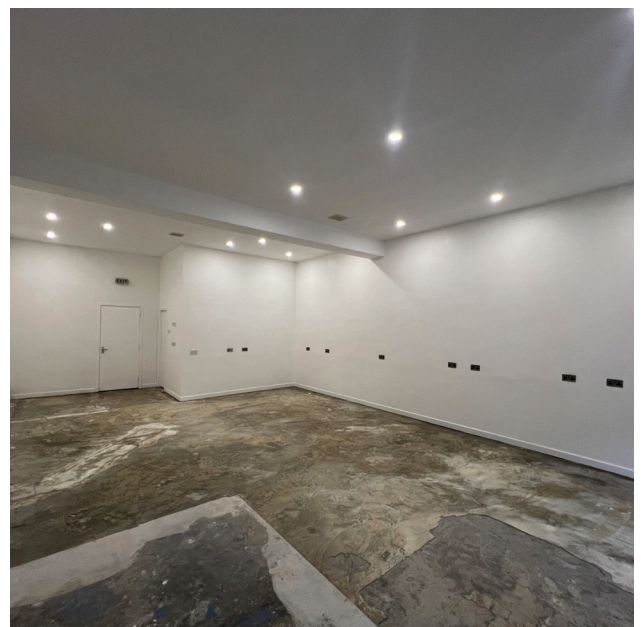
The Green is anchored by a Morrisons Daily and includes a number of hot food take-away operators, local retailers and professional services occupiers. Portlethen Academy is a short distance to the east.

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

## Description

The subjects comprise a 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.

- Open plan sales area
- Tea prep to rear
- WC
- Bare flooring to allow for tenant's own fit out
- Recessed LED spotlights
- Service yard to rear



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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:

Ground Floor	62.24 sq.m	670 sq.ft
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## Rent

£17,000 per annum excluding VAT.

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## Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease with long term leases incorporating periodic rent reviews.

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## Rateable Value

The Rateable Value effective from 1 April 2023 is £11,750. The property is currently eligible for Small Business Bonus Relief.

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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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## Service Charge

Details of the annual service charge are available from the letting agents.

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## EPC

C42. 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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