



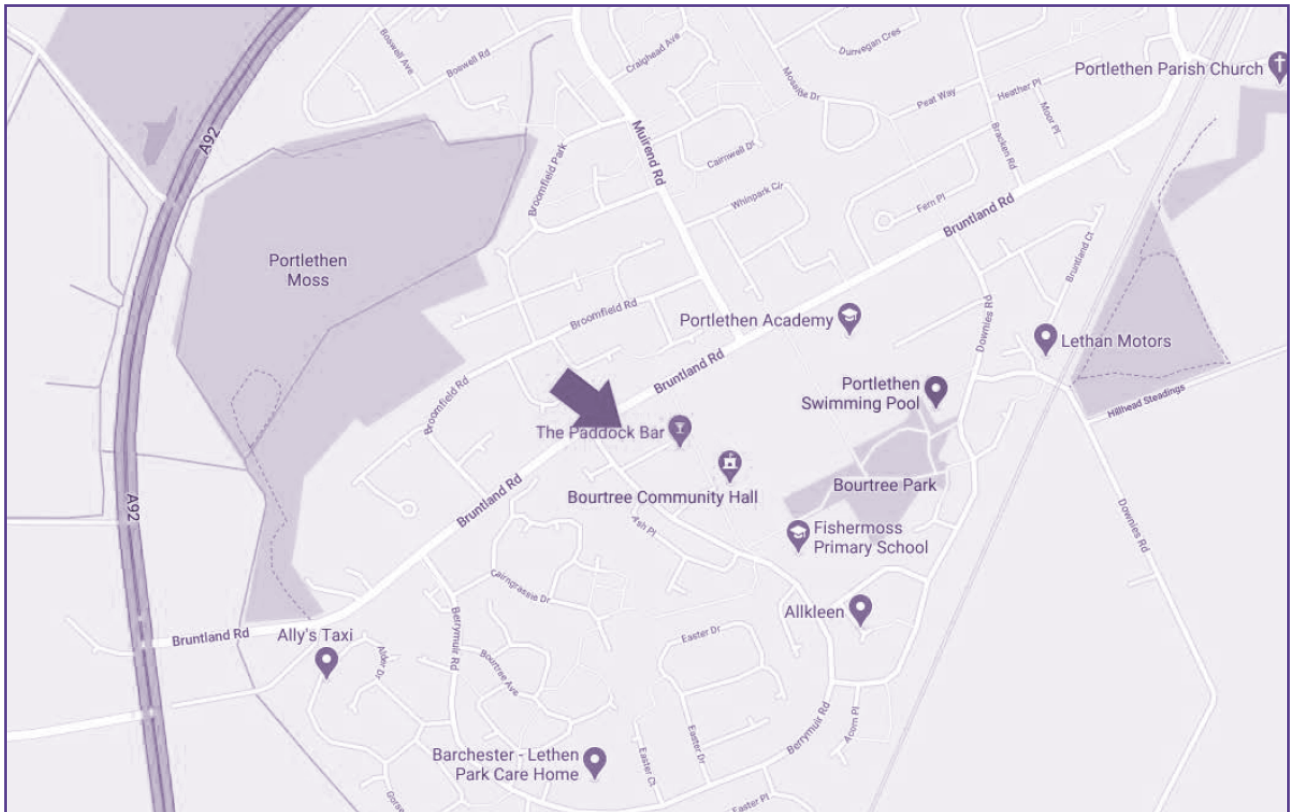
FG Burnett

To Let

Units 16/17 The Green

Berrymuir Road, Portlethen, AB12 4UN
121.74 sq.m | 1,310 sq.ft

- Double fronted retail unit
- Within neighbourhood retail parade



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. The unit benefits from a prominent full height timber and glass double frontage with further windows on the gable.

Internally the premises comprise two retail units which have been combined internally, but have the flexibility of separate accesses if required. The property has most recently been used as a dental practice and the units comprise a mixture of open plan sales/office areas and private offices/treatment rooms.

An accessible toilet and unisex toilet are located at the rear. The premises benefits from fluorescent strip lighting, gas central heating, intruder alarm and fire detection system.

Floor Area

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate net internal floor area for the subjects:-

Ground Floor	121.74 sq.m	1,310 sq.ft
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Lease Terms

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

Rent

On application.

Rateable Value

£17,500 with effect from 1st April 2023.

Rates Details

Any incoming 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

VAT

Any figure quoted is exclusive of VAT.

Service Charge

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

Legal Costs

Each party to bear their own costs in relation to the transaction. The incoming tenant will be responsible for payment of LBTT and registration dues applicable.

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.

Entry

On conclusion of all legalities.

Viewings & Offers

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

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