

# To Let



## First Floor Retail/Office Unit within Neighbourhood Retail Parade

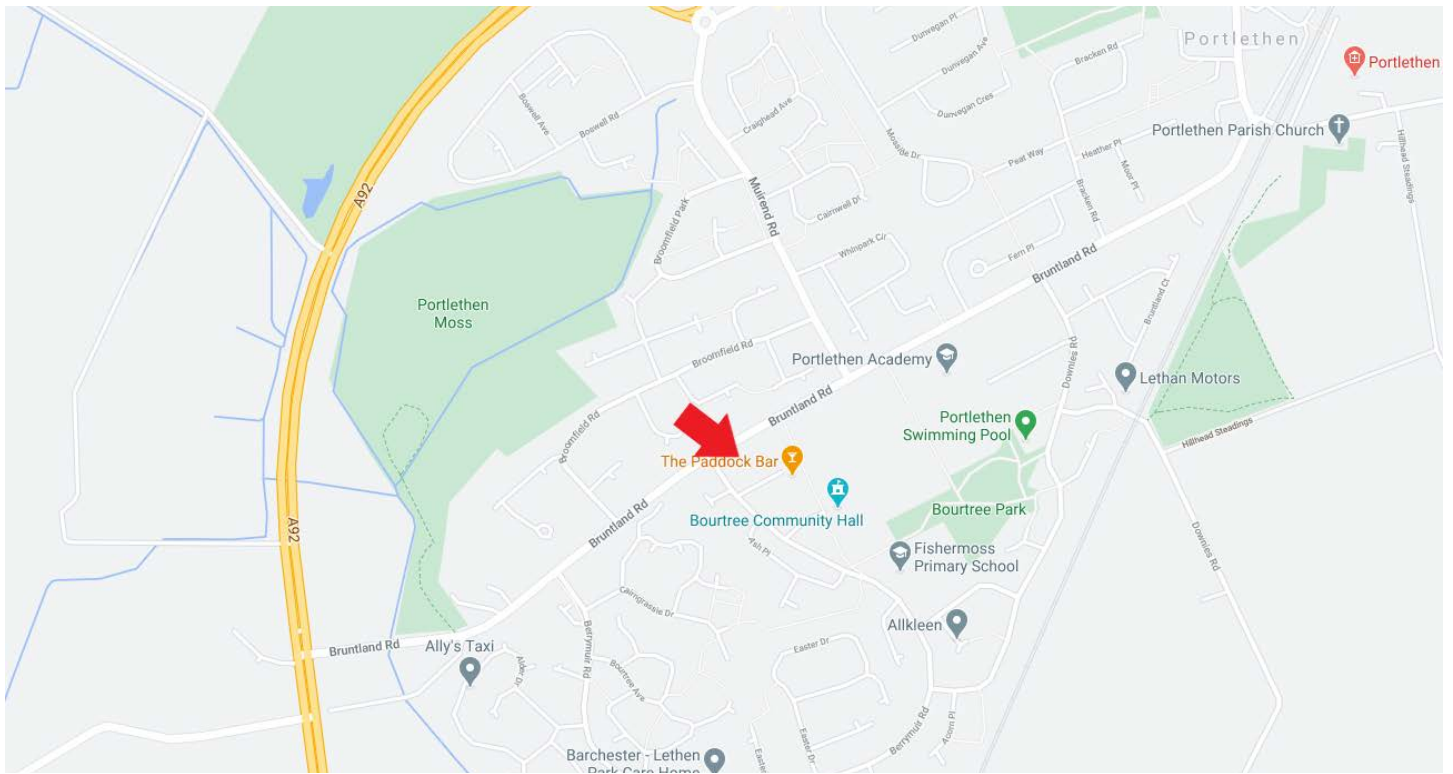
Portlethen, Unit 13, The Green, Berrymuir Road, AB12 4UN

Net Internal Area: 59.29 sq m [638 sq ft]

- Popular Neighbourhood Retail Parade
- Close to Portlethen Academy
- Offers over £8,000 per annum

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#### LOCATION

The property is located at first floor level 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 RS McColl Convenience Store and includes a number of hot food take-away operators and local retail 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.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a first floor retail/office unit forming part of the first floor of a two storey building of brick construction with a pitched and tiled roof. Access to the first floor is by way of an external stairwell. The unit benefits from a full height timber and glass frontage.

Internally the premises comprise open plan sales/office area to the front with further office, tea prep area and staff toilets at the rear. The premises benefits from fluorescent strip lighting, electric heating, intruder alarm and fire detection system.

#### FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Unit 12 59.29 sq m (638 sq ft)

#### RENT

Offers over £8,000 per annum.

#### VAT

Any rent quoted is exclusive of VAT which may be applicable.

#### RATING ASSESSMENT

The valuation role shows a rateable value of £6,000 with effect from 1st April 2017

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

#### LEASE TERMS

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

#### SERVICE CHARGE

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

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

#### ENTRY

On conclusion of all legalities.

#### LEGAL COSTS

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

#### OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

#### Contact:

Kevin Jackson  
Jackson Chartered Surveyors  
Tel: 07834521600  
Email: kevin@jacksonsurveyors.co.uk

#### Joint Agent:

Daniel Mitchell  
FG Burnett  
Tel: 01224 597539  
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## Contact

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