

TO LET



Double Fronted Retail Unit within Neighbourhood Retail Parade

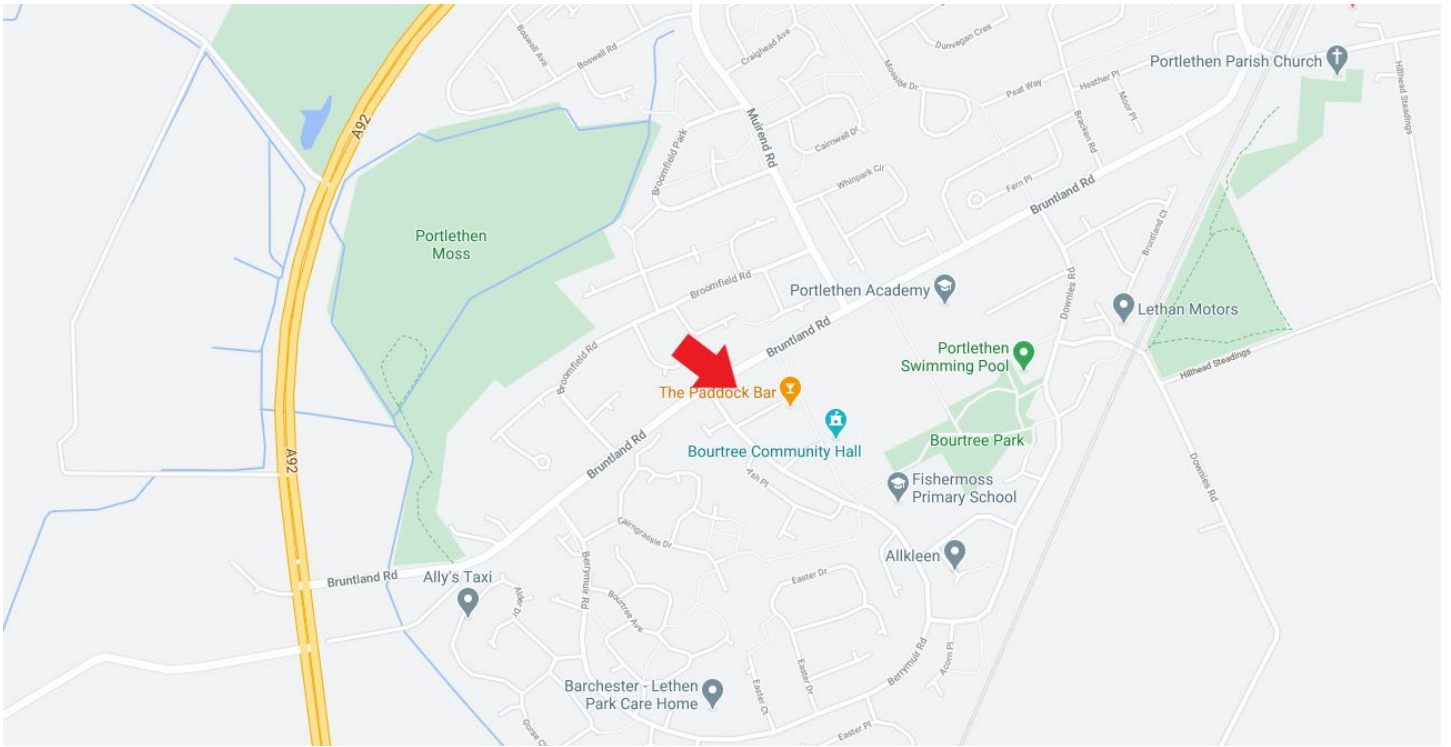
Portlethen, Units 16/17, The Green, Berrymuir Road, AB12 4UN

Net Internal Area: 121.74 sq m (1,310 sq ft)

- Popular Neighbourhood Retail Parade
- Prominent Corner Unit
- Available in whole or in part
- Close to Portlethen Academy
- Benefits from Class 2 Planning Consent
- Offers over £22,000 per annum

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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 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 ground floor retail/office unit forming part of the ground floor of a two storey building of brick construction with a pitched and tiled roof. 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. A disabled 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 AREAS

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

Ground Floor 121.74 sq m (1,310 sq ft)

RENT

Offers over £22,000 per annum.

VAT

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

RATING ASSESSMENT

The valuation role shows a rateable value of £17,500 with effect from 1st April 2023

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 25% 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 TBC.

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: 01224 900029
Email: kevin@jacksonsurveyors.co.uk

Joint Agent:

Richard Noble
FG Burnett
Tel: 01224 597528
Email: richard.noble@fgburnett.co.uk

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

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12b Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

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