

# TO LET

Unit 16&17  
1,328 sq.ft  
(123.4 sq.m)



**M**

**UNIT 16&17**

The Green, Berrymuir Road  
Portlethen, Aberdeenshire  
AB12 4XH

Occupiers Include  
**Morrisons Daily**

POST  
OFFICE

# THE GREEN, PORTLETHEN

UNIT 16&17

## LOCATION

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 modern ground floor retail unit and benefits from a prominent full height timber and glass double frontage with further windows on the gable. 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.

## UNIT SIZE

Total Area: 1,328 sq.ft (123.4 sq.m).

## RENT

£13,500 pax + VAT.

## RATEABLE VALUE

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: TBC.

Insurance: TBC.

## EPC

A copy of the EPC will be made available as required.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



15

Retail Units On-Site



14,994 sq.ft

Total Area



What Three Words  
backpack.fabric.hugs

# THE GREEN, PORTLETHEN

## SITE PLAN



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**Viewing**  
Strictly via prior appointment  
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