

TO LET

Unit 16&17

1,328 sq.ft

(123.4 sq.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 as certain 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 ingoing 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.





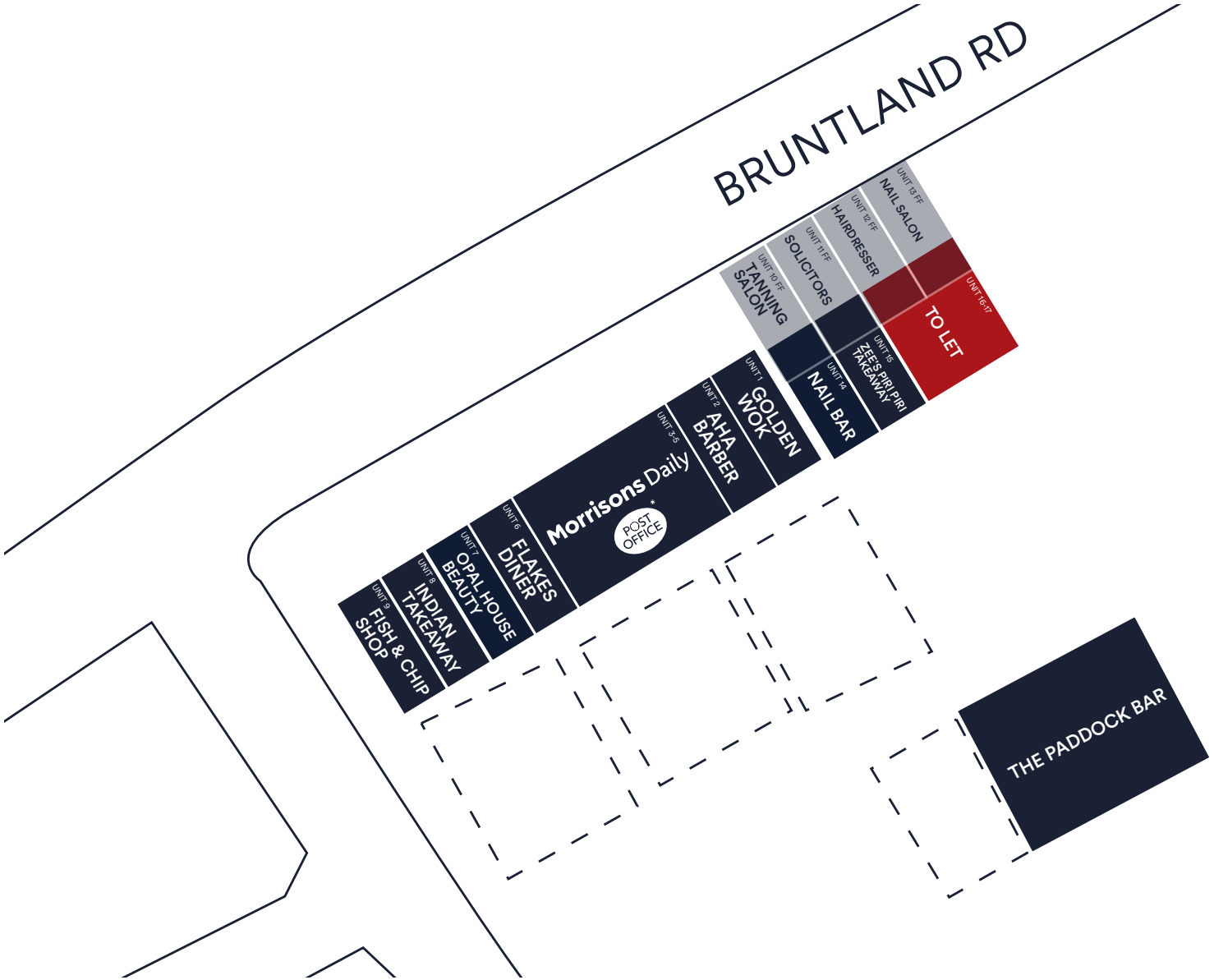
15
Retail Units On-Site

14,994 sq.ft
Total Area

What Three Words
backpack.fabric.hugs

THE GREEN, PORTLETHEN

SITE PLAN



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