



The Green, Berrymuir Road, Portlethen, Aberdeenshire, AB12 4XH



THE GREEN, PORTLETHEN

UNIT 7

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 with a glazed frontage. 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: 670 sq.ft (62.24 sq.m).

RENT

£16,750 pax + VAT

RATEABLE VALUE

£11,750. The property is also eligible for Small Business Bonus Relief

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: TBC. Insurance: TBC.

ENERGY PERFORMANCE

C-42. Further information available upon request.

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.





15

Retail Units On-Site



14,994 sq.ft

Total Area



What Three Words backpack.fabric.hugs

THE GREEN, PORTLETHEN

SITE PLAN







David Waterworth

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George Kearney

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Viewing

Strictly via prior appointment with the appointed agent:

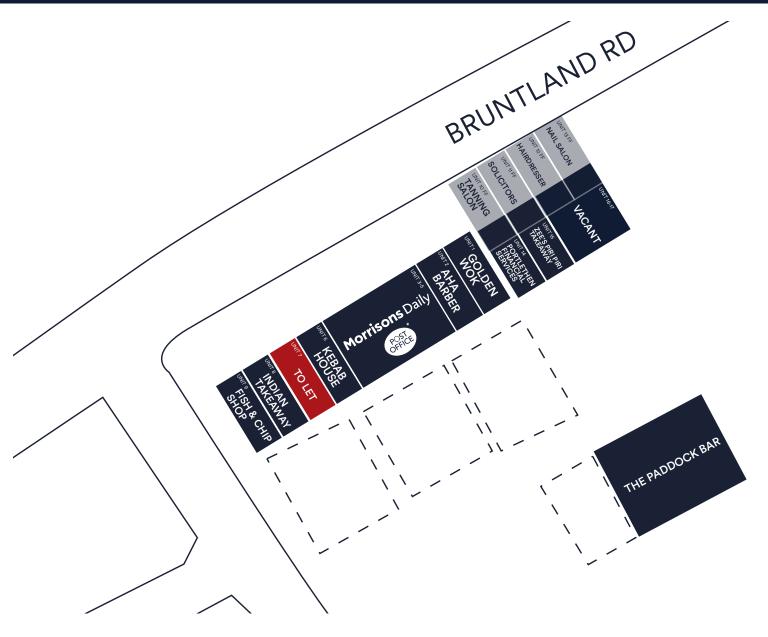


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MSREPEXINTION ACT: 1947 Loadon & Cambridge Properties Limited (Company, Number 029950002) the registered office of which is at LCP House, Pensent Estate, Kingawinford, West Midlands DYR 7Nh its subsidiaries (as defined in section 186 of the Companies Act 2000) associated companies and up object on the companies and upon the companies and upon object on the companies and