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**UNIT 7**

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

Occupiers Include

**Morrisons Daily**

POST  
OFFICE



# 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 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.



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:

**FG Burnett**  
COMMERCIAL PROPERTY CONSULTANTS

**Lisa Cowie**

07597 581 619  
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