



DOUBLE FRONTED RETAIL UNIT  
WITHIN NEIGHBOURHOOD RETAIL PARADE

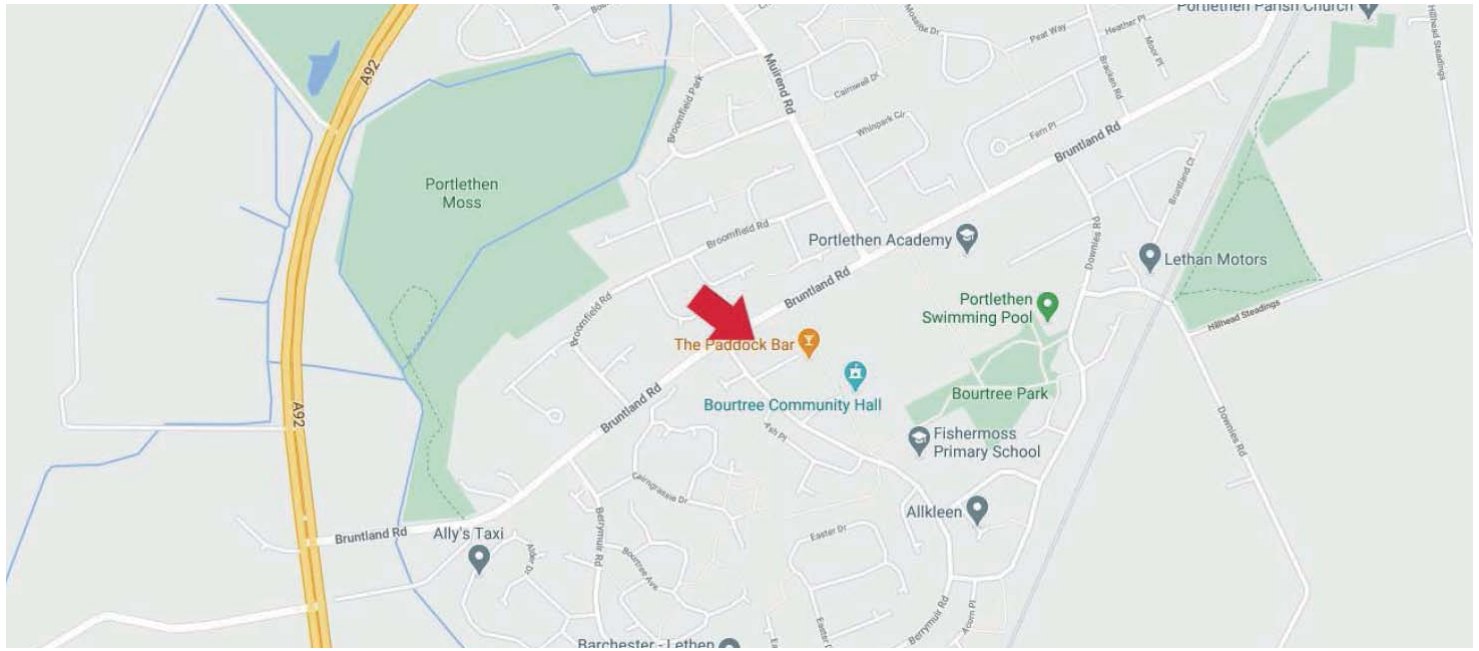


TO LET  
**Units 16/17 The Green**

Berrymuir Road, Portlethen, AB12 4UN | 121.74 sq.m (1,310 sq.ft)

To request a viewing call us on 01224 572661

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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.

## 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.

## RENT

Offers over £22,000 per annum.

## RATEABLE VALUE

£17,500 with effect from 1st April 2017. The incoming tenant 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.

## EPC

Copy available on request.

## VAT

Rent quoted is exclusive of VAT.

## LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming tenant will be responsible for payment of LBTT and registration dues if applicable.

## ENTRY

On conclusion of all legalities.

## FLOOR AREA

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate net internal floor area for the subjects:-

Ground Floor Total	121.74 sq.m	1,310 sq.ft
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**VIEWING & OFFERS** All offers should be submitted in writing to the joint agents.

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