



TO LET - RETAIL

UNIT 6, MUIREND COURT,
PORTLETHEN, AB12 4UU

- PROMINENT LOCATION IN PORTLETHEN
- SITUATED WITHIN POPULAR RETAIL PARADE
- 102.26 SQ M (1,101 SQ FT)
- £24,000 PER ANNUM



LOCATION

The property is located within the affluent commuter town of Portlethen, which lies approximately 7 miles to the south of Aberdeen City Centre along the A92 leading to Dundee.

More specifically, the property occupies a prominent position in popular retail parade on Muirend Road and lies in close proximity to the Portlethen Retail Park.

Occupiers within the parade include Subway, Bridge Vets, Bellus Tan & Beauty and the Ashvale Restaurant. Additional occupiers within the nearby retail park include Asda, McDonalds, Aldi, Home Bargains and B&M.

DESCRIPTION

The property comprises a single storey, end-terraced retail unit which forms part of the larger parade. The building is of roughcast concrete blockwork, with brickwork to the front elevation, and includes a multi-pitched, timber framed roof over clad with slate.

Internally, the property provides a large open plan salon, with treatment room, kitchen and toilet facilities to the rear. The general specification includes painted plasterboard lined walls and ceiling, with a suspended timber floor overlaid with laminate floor coverings.

Natural light is provided via the large glass display windows to the front elevation, with artificial light provided throughout via a combination of LED spot and pendant lighting fixtures.

Externally, the property benefits from ample car parking which is shared with the remaining units in the parade.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor

Salon, treatment room, kitchen and toilets **102.26 sqm (1,101 sqft)**

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

Background space heating is provided throughout via a number of pressed steel radiators.

LEASE TERMS

The property is held on a full repairing and insuring lease which expires on 30th June 2029 at a rent of £24,000 per annum.

Our client is looking to assign their leasehold interest in the property.

Full details of the lease are available upon request.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£21,000

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(78).

Full documentation is available upon request.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

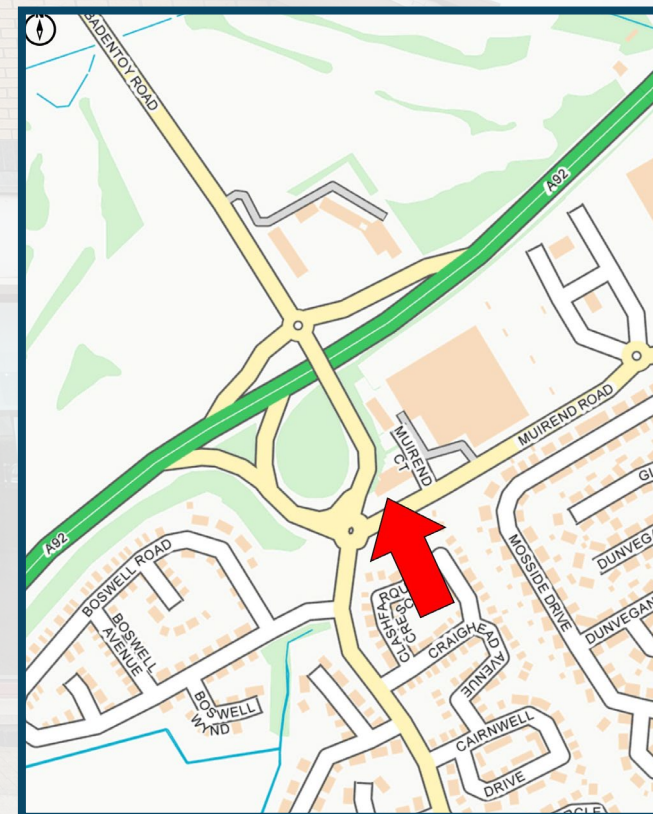
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