



RETAIL UNIT WITHIN NEIGHBOURHOOD SHOPPING PARADE  
WITH THE BENEFIT OF CLASS 3 PLANNING CONSENT

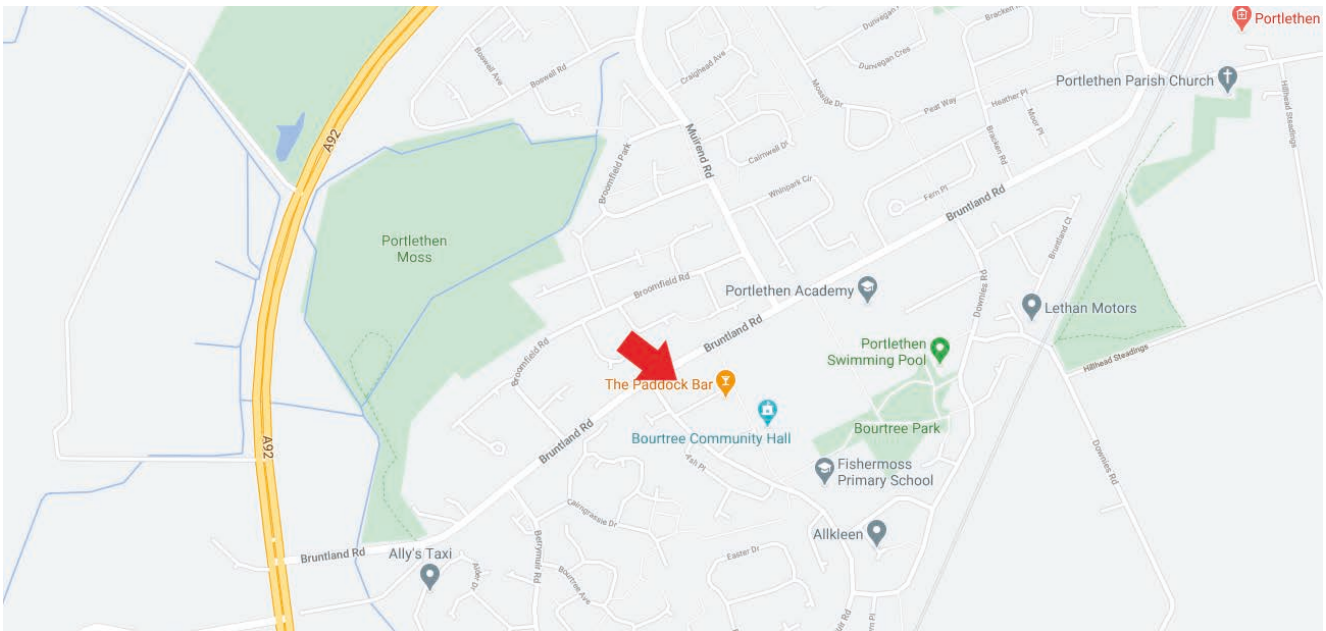


TO LET  
**Unit 6, The Green**

Berrymuir Road, Portlethen, AB12 4UN | 68.4 sq.m (736 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## 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 an 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 and service yard to the rear.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of the ground floor of a single storey building of brick construction with a pitched and tiled roof. The unit benefits from a prominent full height timber and glass frontage.

The property has most recently been used as a café/deli and comprises sales/seating area to the front with kitchen and customer wc at the rear. A small store is located at the rear of the property and it benefits from rear service yard access.

## RENT

Offers over £16,500 per annum.

## RATEABLE VALUE

The valuation roll shows a rateable value of £11,750 with effect from 1st April 2017. The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable. The ingoing occupier 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

Any rent quoted is exclusive of VAT.

## LEGAL COSTS

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

## FLOOR AREA

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	68.4 sq.m	736 sq.ft
Total	68.4 sq.m	736 sq.ft

**VIEWING & OFFERS** All offers should be submitted in writing to the joint agents.

**FGBURNETT.CO.UK**

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