

UNIT 3 MUIREND ROAD

PORTLETHEN
AB12 4UU

TO LET

PRIME RETAIL
UNIT WITH
ADJACENT
PARKING

ON THE INSTRUCTIONS OF

LCP



UNIT 3 MUIREND ROAD PORTLETHEN AB12 4UU

LOCATION

Portlethen is an affluent commuter town close to Aberdeen, located approximately 7 miles south of the city centre, lying on the North Sea coast.

The subject premises occupy a prominent retail position on Muirend Road, in a primarily residential area, within a retail parade that includes 25 dedicated car parking spaces.

Nearby retailers include **Subway** and **Asda** in addition to Portlethen Retail Park in which **B&M**, **Matalan**, **Argos** and **McDonald's** are represented.



ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following net internal areas:

Unit 3 Muirend Road		
Ground Floor	134.62 sq m	1,449 sq ft
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RENT

Rental offers in excess of **£21,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£3,340 per annum exclusive**.

RATING

We are verbally informed by the Local Authority that the 2020/21 Rateable Values of the unit is as follows:

Rateable Value £18,750
Commercial Rate Pounding £0.49

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

USE

Existing Class 11 (Assembly and Leisure) with Class 1 (Retail) and Class 2 (Financial, Professional and Other Services) subject to change of use.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
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Commercial Property Advisers

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