UNIT 3 MURENDO RODAD PORTETION AB 12 400

The Ashvale Takeaway

TO LET

PRIME RETAIL UNIT WITH ADJACENT PARKING

bridge

vet



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
	134.62 sq m	1,449 sq ft

UNIT 3 MUIREND ROAD PORTLETHEN AB12 4UU





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

The current on account service charge for this unit is £3,340

We are verbally informed by the Local Authority that the 2020/21

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.

SERVICE CHARGE

Rateable Values of the unit is as follows:

(exclusive of water and sewerage rates)

Commercial Rate Poundage £0.49

LEGAL COSTS

RENT

per annum exclusive.

RATING

Rateable Value £18.750

invited.

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

VAT

EPC

All figures are quoted exclusive of VAT.

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

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 Lambert

Richard Ford richard@reithlambert.co.uk 07834 791 163

Ryden

John Conroy John.conroy@ryden.co.uk 07979 494 915

Daniel Stalker daniel.stalker@ryden.co.uk 07887 751 090

Reith Lambert LLP/Ryden LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: February 2021.