

# TO LET

Unit 7

670 sq.ft

(62.24 sq.m)

All Enquiries  
FG® Burnett  
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**M**

UNIT 7

The Green, Berrymuir Road,  
Portlethen, Aberdeenshire,  
AB12 4XH

Occupiers include  
**Morrisons Daily**  
POST OFFICE

### LOCATION

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 Morrisons Daily and includes a number of hot food take-away operators, local retailers 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 modern ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with a tea prep/staff area, WC and an access into the service yard to the rear.

### UNIT SIZE

Total Area: 670 sq.ft (62.24 sq.m).

### RENT

£17,000 pax + VAT

### RATEABLE VALUE

£11,750. The property is also eligible for Small Business Bonus Relief

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: TBC.

Insurance: TBC.

### ENERGY PERFORMANCE

C-42. Further information available upon request.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



15

Retail Units On-Site



14,994 sq.ft

Total Area

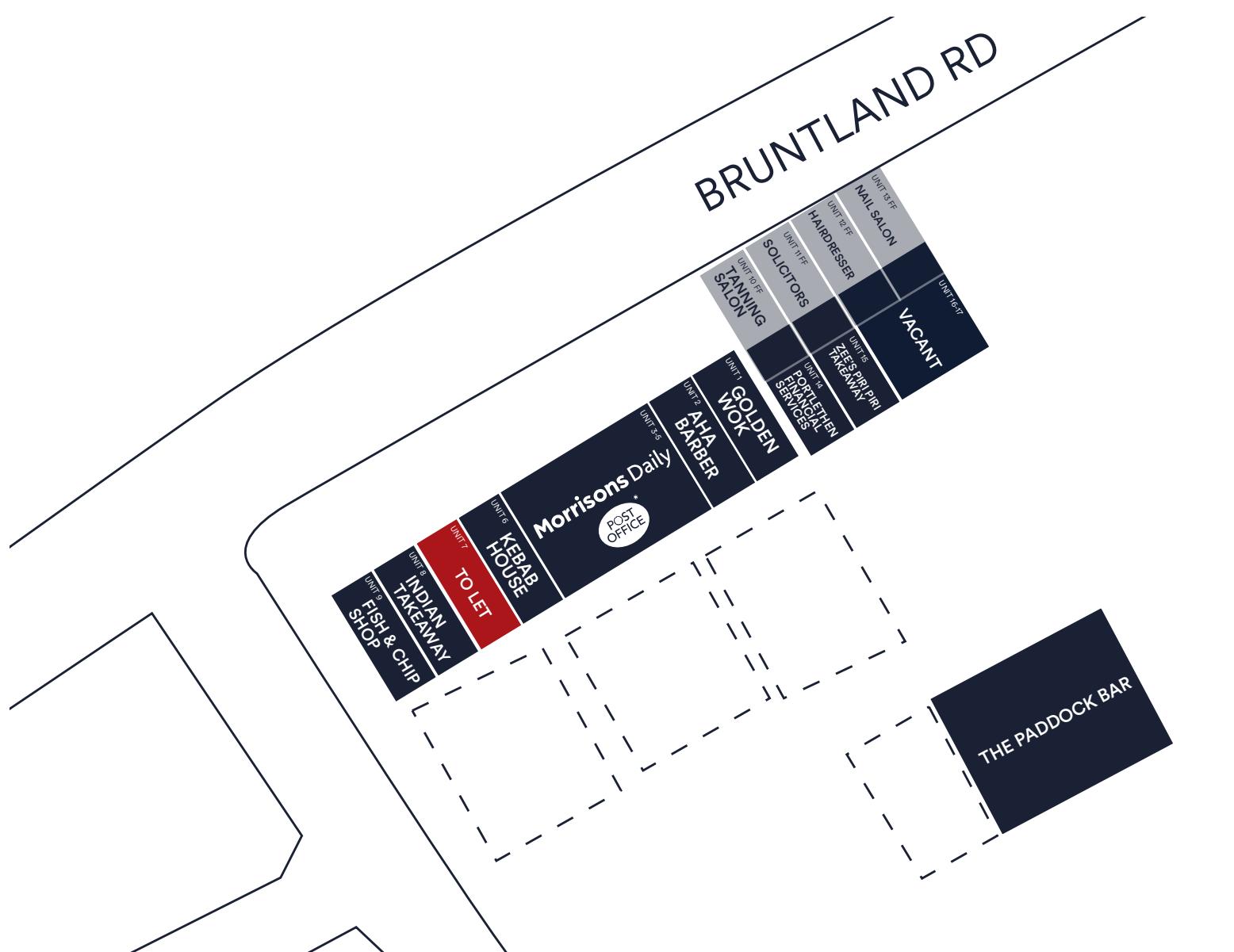


What Three Words

backpack.fabric.hugs

# THE GREEN, PORTLETHEN

## SITE PLAN



 mcoreproperty.com



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