

UNIT 3  
MUIREND  
ROAD

PORTLETHEN  
AB12 4UU

TO LET  
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RENTALS  
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# 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 approximate areas:

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

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## RENT

Offers in excess of **£22,500 per annum exclusive** are invited.

## SERVICE CHARGE

The current on account service charge is **£4,016 per annum exclusive**.

## RATING

The Rateable Value of the unit is as follows:

Rateable Value £18,750  
Commercial Rate Poundage £0.498  
(exclusive of water and sewerage rates)

## LEGAL COSTS

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

## EPC

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

## VAT

All figures are quoted exclusive of VAT.

## USE

Class 1A (Retail).

## TERMS

Subject to Vacant Possession, 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**  
Commercial Property Advisers

Richard Ford  
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07834 791 163

**FG Burnett**

Lisa Cowie  
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07597 581 619