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## RESTAURANT & TAKEAWAY PREMISES

- > MODERN PREMISES
- > PROMINENT LOCATION
- > FITTED AND TRADING
- > RENTAL - £37,000 PER ANNUM
- > SIZE – 245.82 SQM (2,646 SQFT)



TO LET

**UNITS 1 & 2, MUIREND ROAD, PORTLETHEN, AB12 4UU**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)



## Fitted Restaurant And Takeaway Premises

### LOCATION

The subjects are located within Portlethen, approximately 8 miles south of Aberdeen and has been further enhanced being only 3 miles from the Aberdeen Western Peripheral Route (AWPR).

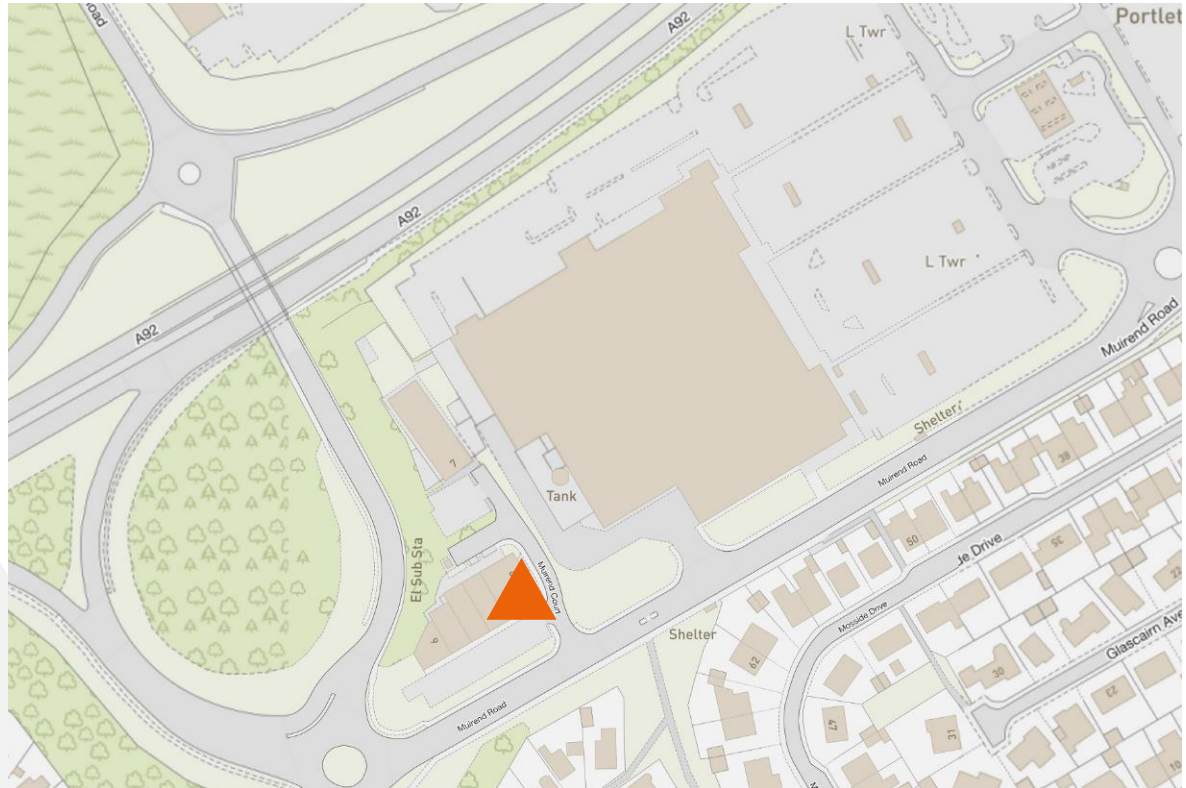
The units themselves are located on a corner location within a modern retail parade with is easily accessed from the A92 and is adjacent to Portlethen Retail Park where, ASDA, McDonalds, B&M, Matalan, Argos and Aldi can all be found.

### DESCRIPTION

The subjects comprise of a double fronted unit with frontage to two elevations. The unit is fitted as a restaurant and bar area to the right hand side with a separate entrance to the left unit where the takeaway area and kitchen can be found.

### CAR PARKING

The overall development benefits from parking for 25 vehicles.



UNIT 1



UNIT 2



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	245.82	2,646

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

**RENTAL**

£37,000 per annum exclusive of VAT at the prevailing rate.

**LEASE TERMS**

The subjects are held on a Full Repairing and insuring lease expiring 13<sup>th</sup> June 2029 subject to a rent review as at 13<sup>th</sup> June 2024.

It is our client’s intention to assign their interest but consideration will be given to a sub-lease.

**RATEABLE VALUE**

The property is currently entered into the valuation roll for the value of £31,000.

An ingoing occupier will have the opportunity to appeal this figure.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of ‘G’.

Further information and a recommendations report are available to seriously interested parties upon request.

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
 Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk)/Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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