

RETAIL PREMISES

- > FORMER SEATING AREA FOR THE ASHVALE RESTAURANT, SUITABLE FOR A RANGE OF RETAIL/COMMERCIAL USES
- > PROMINENT LOCATION WITHIN MUIREND ROAD SHOPPING PARADE
- > RENTAL - £15,500 PER ANNUM
- > SIZE – 115.41 SQM (1,242 SQFT)



TO LET

UNIT 1, MUIREND ROAD, PORTLETHEN, AB12 4UU

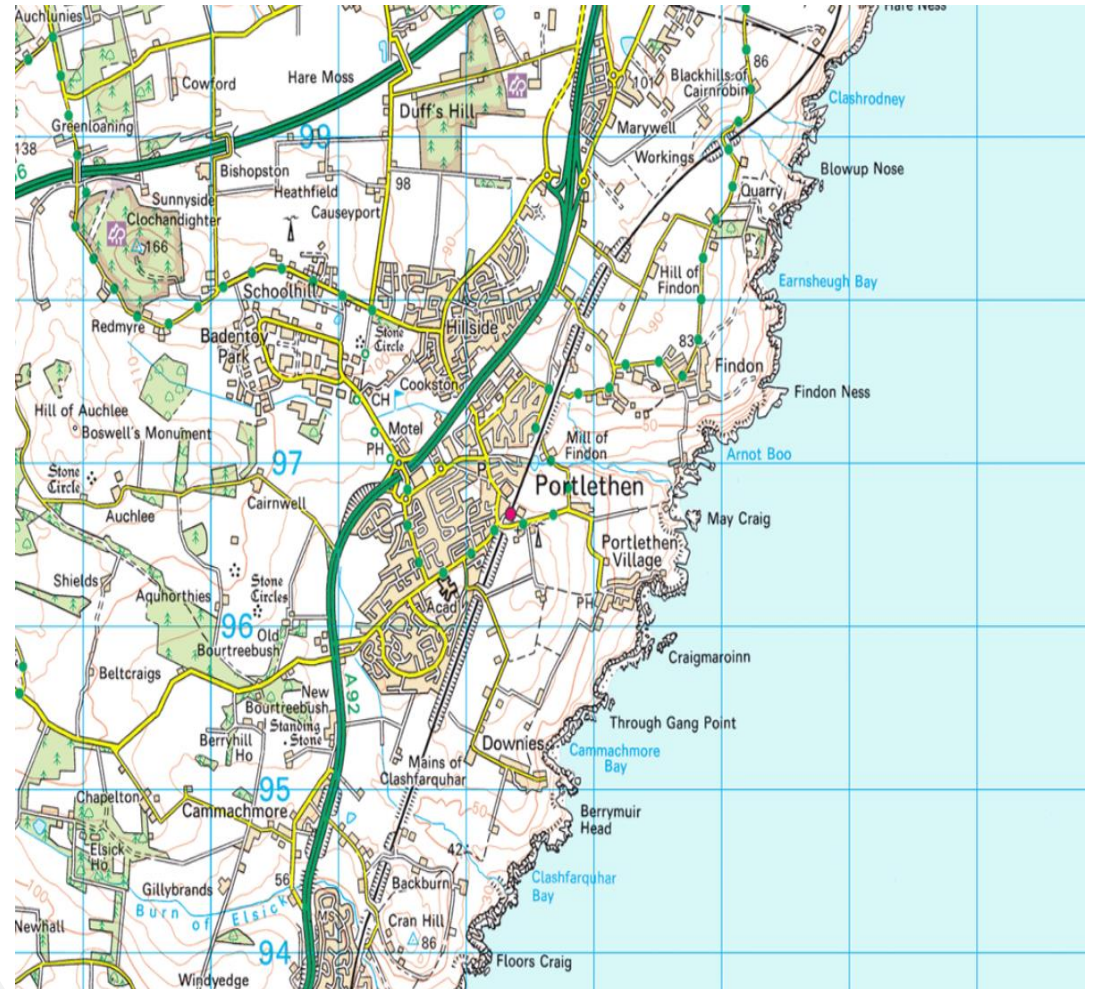
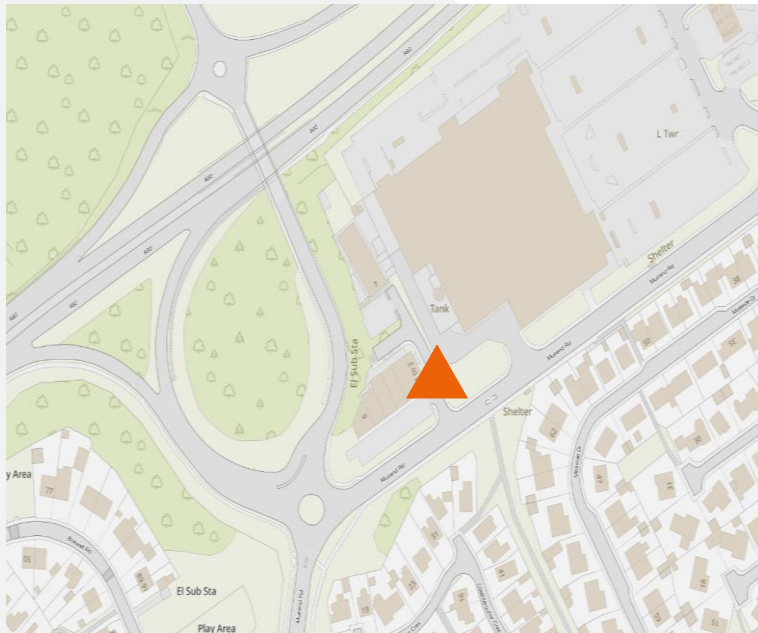
CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk
Mark McQueen, mark.mcqueen@shepherd.co.uk



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).

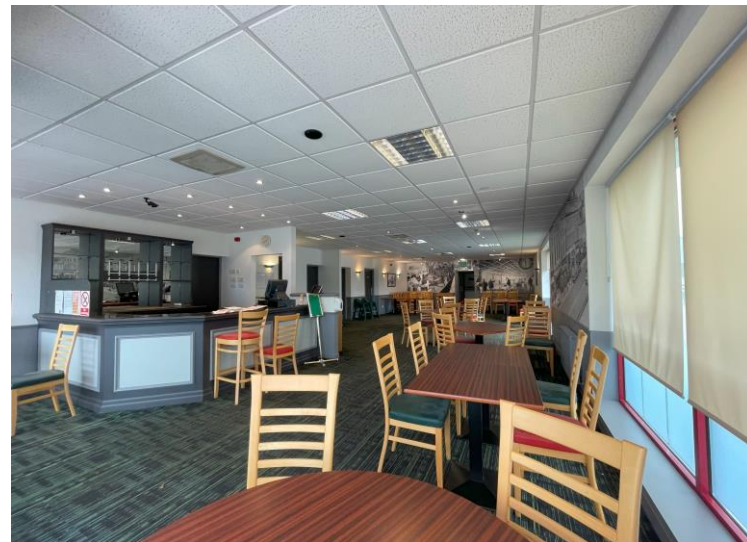
The units themselves are located on a corner location within a modern retail parade with is easily accessed from the A92 and is adjacent to Portlethen Retail Park where, ASDA, McDonalds, B&M, Matalan, Argos and Aldi can all be found.



DESCRIPTION

The subjects comprise of a double fronted unit with frontage to two elevations. The unit was formerly used as a seating area for The Ashvale Restaurant; however, it would be suitable for a range of commercial uses from retail to professional services. Unit 1 provides open plan accommodation, and to the rear it comprises male and female W.C facilities, as well as a DDA compliant single toilet. The subjects feature a fire exit to the rear of the property. The overall development benefits from parking for 25 vehicles.

At present Unit 1 and Unit 2 are adjoined however work would be undertaken to split each demise.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	115.41	1,242

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

£15,500 per annum exclusive of VAT at the prevailing rate.

LEASE TERMS

The subjects are held on a Full Repairing and insuring lease expiring 13th June 2029 subject to a rent review as at 13th 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 with a combined Rateable Value of £31,000 for Unit 1 and Unit 2.

The units will require to be reassessed upon separate occupation.

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:

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Shona Boyd, shona.boyd@shepherd.co.uk/Mark McQueen, mark.mcqueen@shepherd.co.uk

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