

TAKEAWAY PREMISES

- > FULLY FITTED TAKEAWAY OPPORTUNITY
- > PROMINENT LOCATION WITHIN MUIREND ROAD SHOPPING PARADE
- > RENTAL - £21,500 PER ANNUM
- > SIZE - 118.84 SQM (1,279 SQFT)

The Ashvale Takeaway

amc

TO LET

UNIT 2, MUIREND ROAD, PORTLETHEN, AB12 4UU

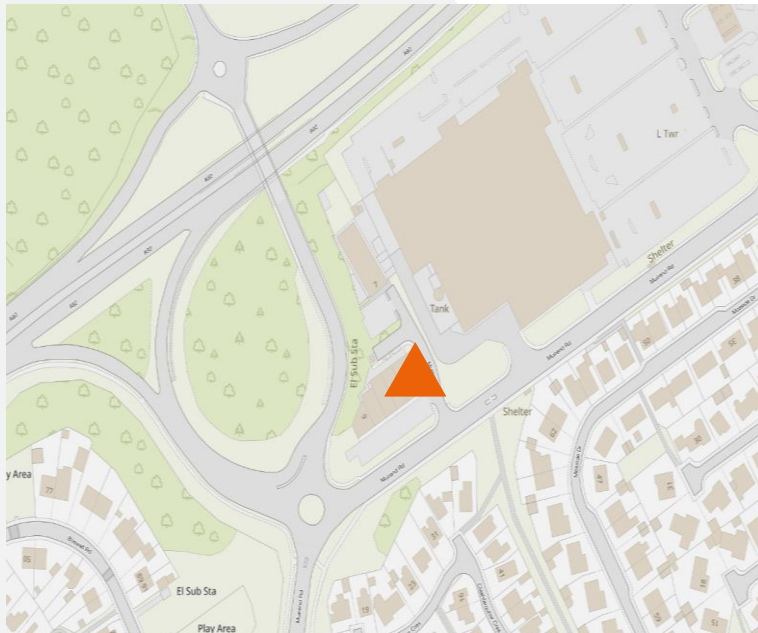
CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk
Mark McQueen, mark.mcqueen@shepherd.co.uk



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 which is accessed via a pedestrian recessed doorway. The unit provides is a fully fitted takeaway and commercial kitchen. There is a customer serving and waiting area to the front of the premises. Behind the counter there is ample space for cooking and food preparation, as well chill/freezer rooms. To the rear of the premises is a staff W.C along with a fire exit leading to the back of the development. The overall development benefits from parking for 25 vehicles.

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



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	118.84	1,279

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

£21,500 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:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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