

VIDEO
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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, 01224 202800, www.shepherd.co.uk
Mark McQueen, 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).

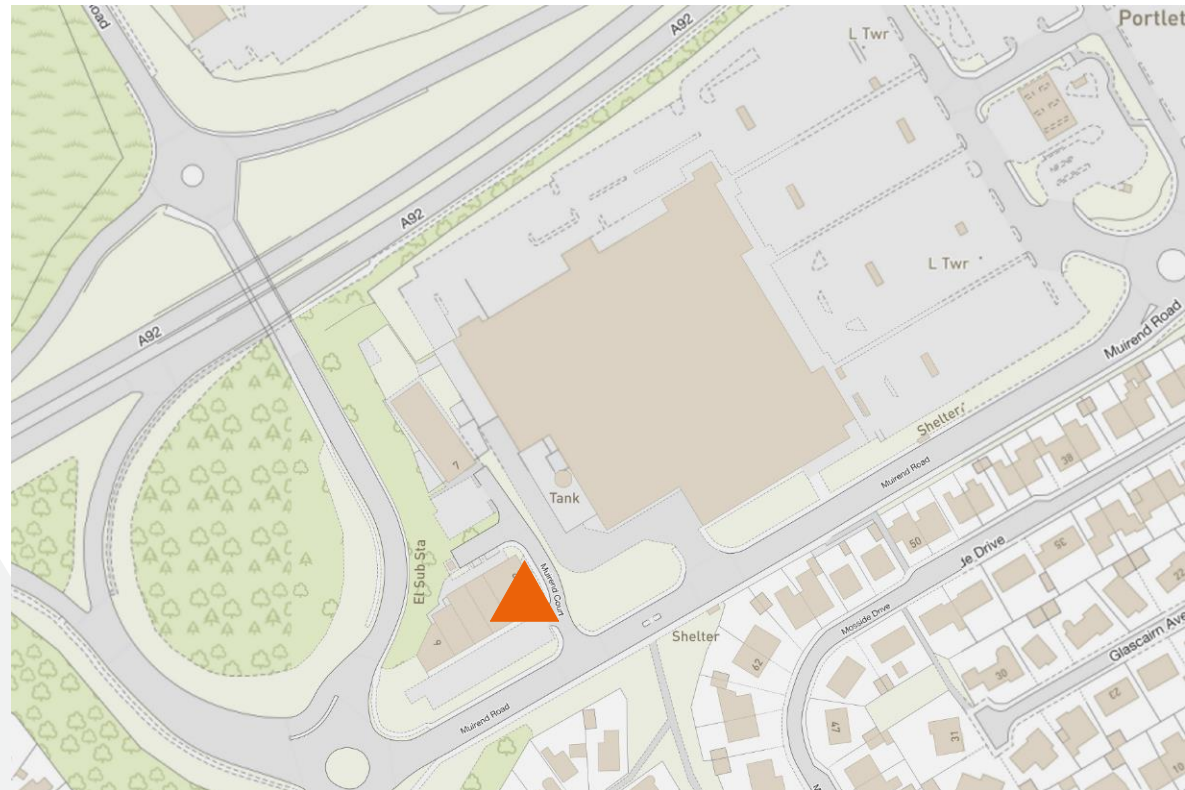
The units themselves are located on a corner location within a modern retail parade with is easily accessed from the A92 and is adjacent to Portlethen Retail Park where, ASDA, McDonalds, B&M, Matalan, Argos and Aldi can all be found.

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.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	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 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 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/Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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