

# RESTAURANT / RETAIL UNIT TO LET



**UNIT 1, MUIREND ROAD,  
PORTLETHEN,  
ABERDEENSHIRE, AB12 4XP**

## LOCATION

The property occupies a prime position next to the Portlethen retail park within the primarily residential suburb of Portlethen which has a population in the region of around 9,000.

Nearby occupiers include Asda Superstore, Matalan, Argos, B & M and Subway.

Aberdeen is Scotland's third city and is located approximately 6 miles to the north and the site is as shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The premises comprise a single storey building of facing brick construction with a pitched and concrete tiled roof within a 6 unit parade.

Customer car parking is located to the front of the unit with a service yard to the rear.

## ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
Dispense bar, restaurant with 75 covers, male, female and disabled toilets, storage	128.48 m <sup>2</sup> (1,383 sq ft)

## SERVICES

All mains services are installed. Heating is by gas fired radiator system.

## RATING ASSESSMENT

The assessment currently forms part of a combined entry with Unit 2 but an estimate can be provided to genuinely interested parties.

## PLANNING

The property has the benefit of class 3 (restaurant) use but class 2 (office) or class 1 (retail) may be considered suitable subject to the appropriate consents.

## LEASE TERMS

The property is offered on a sublease on full repairing and insuring terms for a period to be negotiated.

## RENTAL

On application.

## VAT

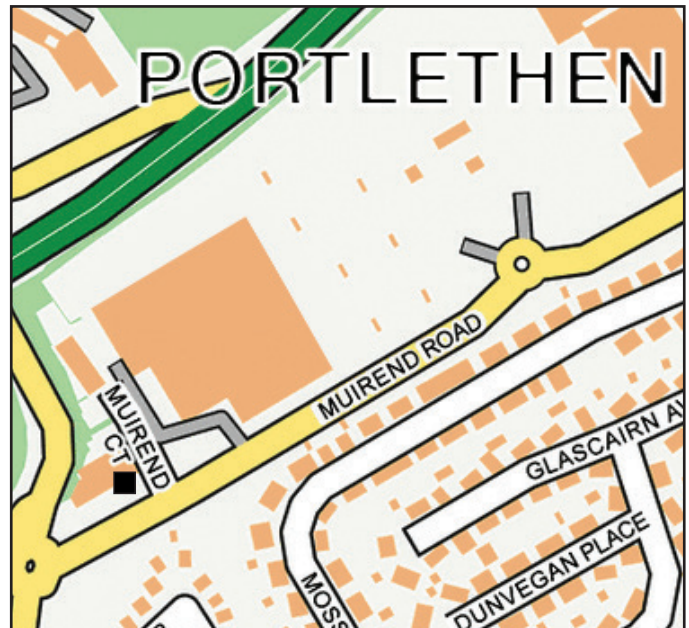
All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately on completion of legal formalities.

## EPC

This property has an Energy Performance Rating of G. Further details on request.



## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the sublease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view on a strictly by appointment basis.

AB Robb Limited  
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