

# TO LET

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

Muirend Road  
Portlethen  
Aberdeen  
AB12 4XP

[www.asda.live.jll.com](http://www.asda.live.jll.com)



## LOCATION

Portlethen is located approximately 7 miles south of Aberdeen, with a population of approximately 7,000.

The Asda superstore forms part of Portlethen Retail Park, with other occupiers including McDonald's, Matalan, Argos and B&M. In addition, a new Aldi store is scheduled to be built nearby in 2021.

The Retail Park is located just off the busy A90 dual carriageway and benefits from extensive communal car parking.

## DESCRIPTION

The premises comprise an in-store concession unit alongside other occupiers including Asda Optician, Johnsons Dry Cleaners, Timpson, Asda Pharmacy and Bostan Barbers.

The premises provide the following approximate net internal floor areas:

Ground

65.8 sq m

708 sq ft



**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
[www.symeproperty.co.uk](http://www.symeproperty.co.uk)

**LAMBERT  
INNES**  
PROPERTY CONSULTANTS  
0141 248 5878  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

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## VAT

All prices are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

**Donald M Syme**  
Syme Property Consultancy  
T: 0141 285 7943  
E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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## TENURE

Concession Licence Agreement - terms available on application.

## LICENCE FEE

The property will be let on an all-inclusive licence fee covering rent, rates and service charge. Further details on application.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

Details of opportunities available in other Asda stores can be found at: [www.symeproperty.co.uk](http://www.symeproperty.co.uk) or [www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)