# TO LET

Retail Premises

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

Muirend Road Portlethen Aberdeen AB12 4XP

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

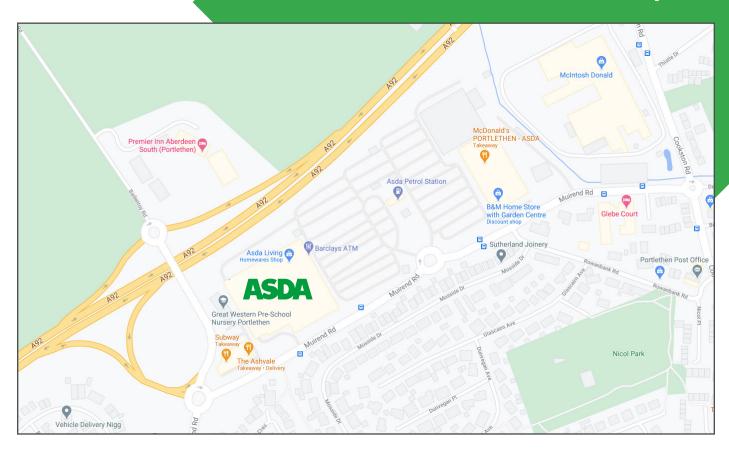






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#### **VAT**

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



### LICENCE FEE

**TENURE** 

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

Concession Licence Agreement - terms available on application.

#### **LEGAL EXPENSES**

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

#### **Stephen Innes**

Lambert Innes

T: 0141 248 5878

E: stephen@lambertinnes.co.uk



Details of opportunities available in other Asda stores can be found at: www.symeproperty.co.uk or www.lambertinnes.co.uk