

# DM HALL

# To Let

**RETAIL**

**Unit 6  
Muirend Court  
Portlethen  
AB12 4UU**



**102 . 26 sq m (1,101 sq ft)**



# Property Details

- Situated within popular retail parade.
- Can be made available with or without furniture, fixtures and whitegoods.
- Turnkey opportunity
- Price on application

## LOCATION

The property is located within the commuter town of Portlethen, which lies approximately 7 miles to the south of Aberdeen City Centre along the A92 leading to Dundee.

More specifically, the property occupies a prominent position in popular retail parade on Muirend Road and lies in close proximity to the Portlethen Retail Park.

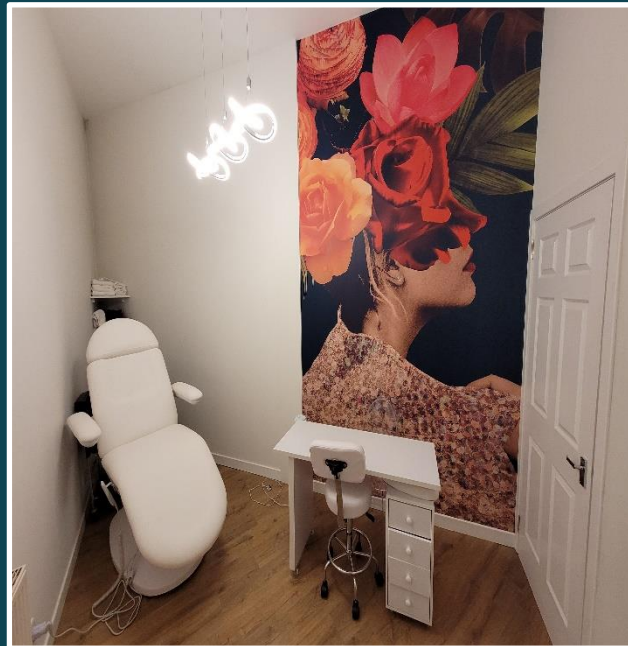
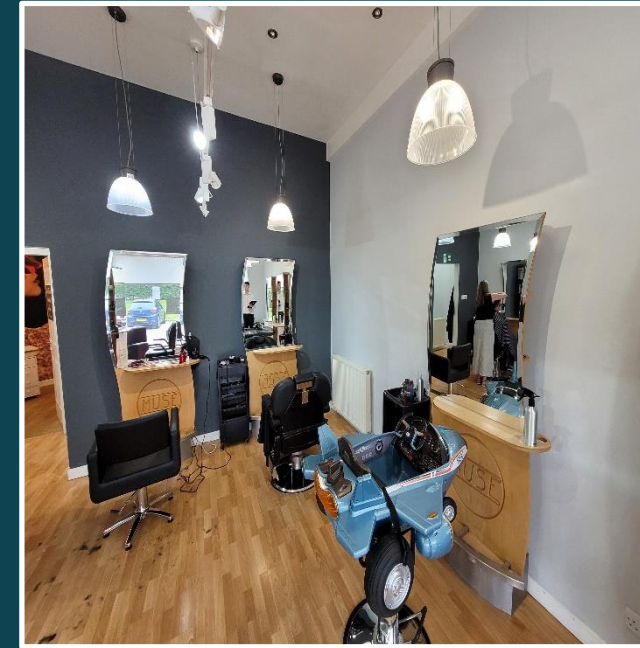
Click on the icon below to see the location on google maps:



## DESCRIPTION

The property comprises a single storey, end-terraced retail unit which forms part of the larger parade. The building is of roughcast concrete blockwork, with brickwork to the front elevation, and includes a multi-pitched, timber framed roof over clad with slate.

Internally, the property provides a large open plan salon, with treatment room, kitchen and toilet facilities to the rear. The general specification includes painted plasterboard lined walls and ceiling, with a suspended timber floor overlaid with laminate floor coverings. Natural light is provided via the large glass display



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Natural light is provided via the large glass display windows to the front elevation, with artificial light provided throughout via a combination of LED spot and pendant lighting fixtures.

Externally, the property benefits from ample car parking which is shared with the remaining units in the parade.

Click on the icon below to view DM Halls video tour of the premises.



## ACCOMODATION

The property provides the following Net Internal accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor	Accommodation	sq m	sq ft
Ground	Salon, treatment room, staff facilities	102.26	1,101
<b>Total</b>		<b>102.26</b>	<b>1,101</b>

**DM HALL**



Regulated by  
**RICS**

COMMERCIAL DEPARTMENT | 01224 594172

## SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

Background space heating is provided throughout via a number of pressed steel radiators.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (78). Full documentation is available upon request.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a ratable value of: £21,000

The Uniform Business Rates for the year 2025/2026 is 49.8p in the £.

Water and wastewater rates are also payable.

## LEASE TERMS

The property is held on a full repairing and insuring lease which expires on 30th June 2029. Our client is looking to assign their leasehold interest in the property.

Full details of the lease are available upon request

## RENT

Price on Application.

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of LBTT and registration dues.

## VAT

All prices quoted are exclusive of VAT.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## DM Hall Commercial Department

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