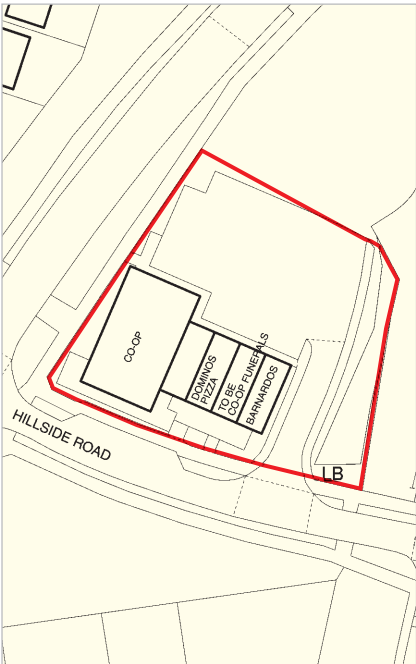


Portlethen Units 1-5 Hillside Road Aberdeen AB12 4TQ

- **Feuhold Shopping Parade Investment**
- Majority let to Co-operative Food Group Ltd on a lease expiring 2031 (no breaks)
- Tenants also include DP Realty Ltd, Barnardo's and Co-operative Funeral Services Ltd
- Site includes 40 car spaces to the front
- Rent Reviews from 2021
- Total Current Rents Reserved
£135,500 pa



Tenure
Feuhold.

Location
Portlethen is located some 7 miles south of Aberdeen on the A19, which is the link between Aberdeen and Dundee. The property is situated on the north side of Portlethen in the residential area of Hillside, forming part of the new residential development in the town. The parade provides the main shopping provision for this new scheme.

Description
The property is arranged on ground floor only to provide a supermarket, pizza takeaway restaurant, charity shop and funeral directors. One unit has been sold off. There are 40 car spaces to the front of the units.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Co-operative Food Group Ltd	Ground Floor 420.7 sq m (4,529 sq ft)	15 years from 01.06.2016 Rent review every 5th year FR & I	£67,500 p.a.	Rent Review 2021
Unit 2		Ground Floor	Sold off		
Unit 3	DP Realty Ltd	Ground Floor 99.3 sq m (1,069 sq ft)	20 years from 13.06.2016 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review 2021
Unit 4	Co-operative Funeral Services Ltd (Fit out to commence shortly)	Ground Floor 88.0 sq m (947 sq ft)	10 years from 05.05.2017 Rent renewal. Tenant break in 5th year FR & I	£19,000 p.a.	
Unit 5	Barnardo's	Ground Floor 85.9 sq m (925 sq ft)	10 years from 26.08.2016 Rent review in 5th year Tenant break option 2027.	£24,000 p.a.	Rent Review 2021
		Total 693.90 sq m (7,470 sq ft)	Total £135,500 p.a.		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor H Allan Esq, Thorntons Law LLP. Tel: 0131 225 8705 e-mail: hallan@thorntons-law.co.uk

