

Units 3-5 Hillside Road, Portlethen, Aberdeen, Aberdeenshire AB12 4TQ

Heritable Multi-let Retail Investment

Lot 76

£68,000 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit 3	Ground	Retail/ Ancillary	99.30 sq m (1,069 sq ft)	DP REALTY LIMITED (1) t/a Domino's	20 years from 13/06/2016 until 12/06/2036 (2)	£25,000	13/06/2021 & 5 yearly
Unit 4	Ground	Retail/ Ancillary	88.00 sq m (947 sq ft)	FUNERAL SERVICES LIMITED t/a Co-op Portlethen Funeralcare (3)	10 years from 05/05/2017 until 04/05/2027 (4)	£19,000	05/05/2022
Unit 5	Ground	Retail/ Ancillary	85.90 sq m (925 sq ft)	BARNARDO'S (5)	10 years from 26/08/2016 until 25/08/2026 (6)	£24,000	26/08/2021
Total			273.20 sq m (2,941 sq ft)			£68,000	

- (1) For the year ending 25th December 2016, DP Realty Limited reported a turnover of £22,479,000, pre-tax profits of £2,133,000 and a total net worth of £3,355,000 (Source: Experian Group 18/06/2018).
- (2) The tenant has the option to extend the lease for an additional 20 years. The lease provides for a tenant option to determine on 13th June 2027.
- (3) The Co-operative Funeralcare is a trading name of Funeral Services Limited (Part of The Co-op Group) and is the leading funeral directors in the United Kingdom. Funeral Services Limited (30808) is a registered society under the Co-op and Community Benefit Societies Act 2014.
- (4) The tenant has the option to extend the lease for an additional 10 years. The lease provides for a tenant option to determine on 5th May 2022.
- (5) Barnardo's is the UK's largest children's charity with over 600 branches nationwide (www.barnardos.org.uk).
- (6) The lease provides for a tenant option to determine on 26th August 2021.

Key Details

- Includes tenants trading as Domino's, Co-op Portlethen Funeralcare & Barnardo's
- Comprises three adjoining retail units
- Totalling approx 273.20 sq m (2,941 sq ft)
- Part of a modern retail development anchored by a Co-op supermarket

Location

Miles: 7 miles south of Aberdeen
58 miles north-east of Dundee
Roads: A90
Rail: Portlethen Railway Station
Aberdeen Railway Station
Air: Aberdeen Airport

Situation

Portlethen is a popular commuter town located 7 miles south of Aberdeen. The town is located on the A90, an arterial route between Aberdeen to the north and Dundee to the south. The property is situated in a prominent corner position on the north side of Hillside Road and forms part of a larger retail development with car parking, anchored by a Co-op supermarket. The development serves as the main shopping provision for the local residential area.

Description

The property comprises three adjoining, modern retail units that form part of a larger retail development with car parking.

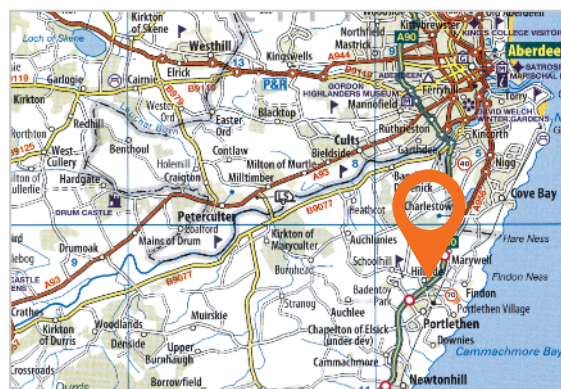
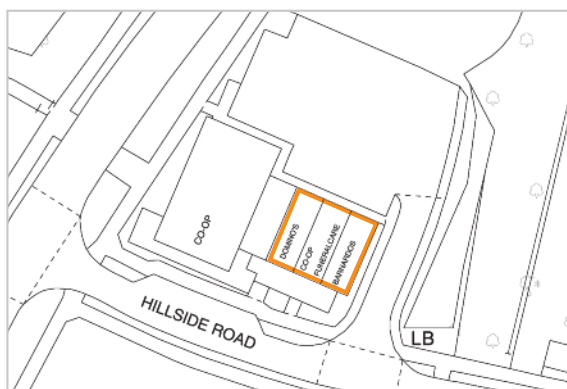
Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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