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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

CITY CENTRE OFFICE ACCOMMODATION WITH DESIGNATED PARKING



**SECOND FLOOR WEST
AMICABLE HOUSE
252 UNION STREET
ABERDEEN
AB10 1TN**

Viewing is strictly by arrangement with the sole letting agents

Floor space:
106.47 sq m (1,146 sq ft)

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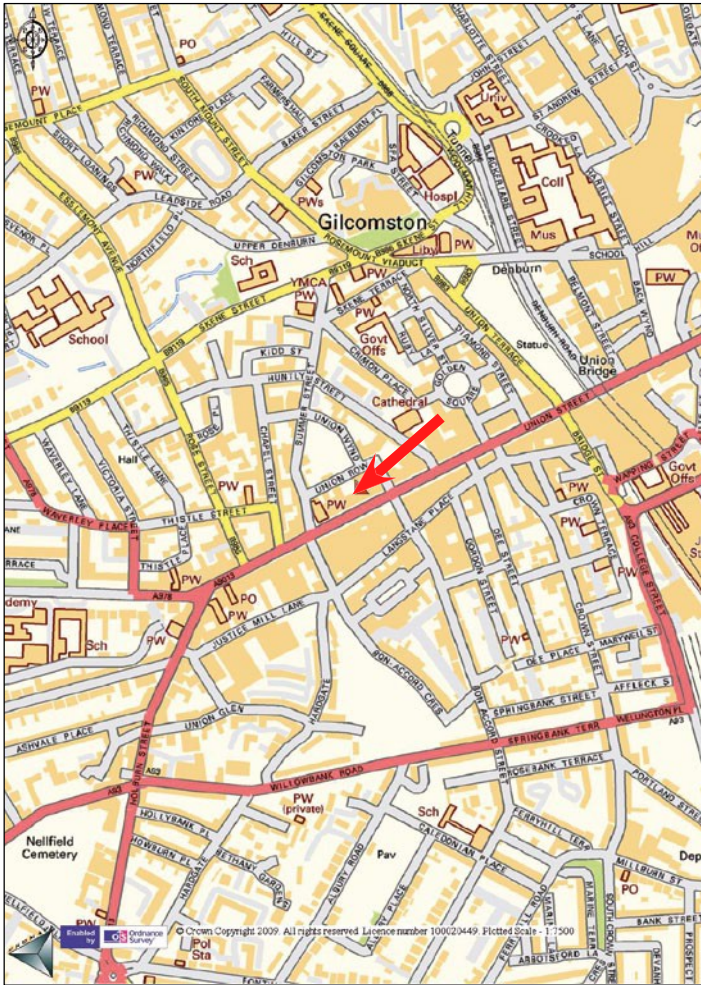
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LOCATION:

The subjects are located on the north side of Union Street within the heart of Aberdeen City Centre. The suite is located on the second floor of Amicable House and is ideally placed to take advantage of all the amenities available nearby.

The exact location of the subjects is shown on the location plan above for indicative purposes only.

DESCRIPTION:

Amicable House is a traditional mid-terraced building arranged over ground, first, second, third and attic floors. The subjects comprise granite construction under a pitched slated roof with secure car parking to the rear.

Access to the second floor is given by internal staircase and lift and the property benefits from male, female and disabled toilet facilities on each level.

Internally, the subjects comprise plasterboard lined walls, carpeted raised access floors, suspended ceiling incorporating comfort cooling cassettes and Cat 2 lighting. The subjects benefit from timber framed double glazed windows and are decorated to a modern standard. An element of the existing fit out may remain, however, the suite may be subject to a refurbishment programme.

ACCOMMODATION

The suite provides the following approximate net internal floor area: -

Second Floor West	106.47 sq m	(1,146 sq ft)
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The above floor area has been calculated in accordance with the RICS Property Measurement (1st Edition).

CAR PARKING:

The suite benefits from the exclusive use of 4 dedicated car parking spaces directly to the rear of Amicable House and accessed off Union Row.

LEASE TERMS:

The suite is available on new effective full repairing and insuring lease for a flexible period.

RENT:

Upon Application.

EPC RATING:

The property has an EPC Rating of D+.

A copy of the EPC and the Recommendation Report can be provided upon request.

RATEABLE VALUE:

With effect from 1 April 2023 the new proposed Rateable Value is **£9,400** (formerly £15,750) **Please note this figure is draft and may be subject to change under the ongoing Rating Re-assessment.**

There is also a separate entry for the car parking spaces of £2,600.

Details on the Small Business Bonus Scheme (SBBS) can be provided by the sole letting agents.

Any ongoing occupier has the right to appeal this Rateable Value.

SERVICE CHARGE:

Details of the service charge will be provided upon request.

LEGAL COSTS:

In the normal manner, the ingoing tenant may be responsible for all legal costs incurred in the transaction, together with any LBTT and registration dues, as appropriate.

VAT:

All monies quoted are done so exclusive of VAT, which may be applicable.

ENTRY:

Immediate upon completion of legal documentation.

VIEWING:

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