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

TO LET

CITY CENTRE OFFICE ACCOMMODATION WITH DESIGNATED PARKING



FIRST & SECOND FLOORS
AMICABLE HOUSE
252 UNION STREET
ABERDEEN
AB10 1TN

Viewing is strictly by arrangement
with the sole letting agents

Floor space:
106.47 - 328.10 sq m
(1,146 - 3,532 sq ft)

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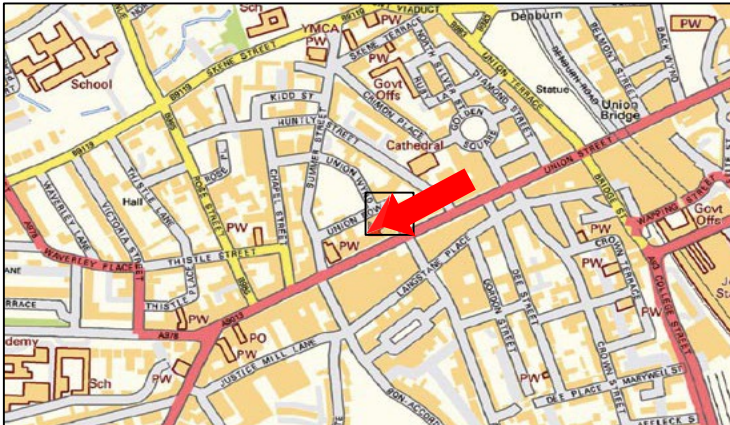
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LOCATION:

The subjects are located on the north side of Union Street within the heart of Aberdeen City Centre, 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:

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

Access to the first and 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 of 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: -

First Floor	221.63 sq m	2,386 sq ft
Second Floor West	106.47 sq m	1,146 sq ft
Total	328.10 sq m	3,532 sq ft

The above floor areas have been calculated in accordance with the RICS Property Measurement (1st Edition).

CAR PARKING:

There are 8 available car parking spaces directly to the rear of Amicable House and accessed off Union Row.

LEASE TERMS:

The subjects are available on a new effective full repairing and insuring lease for a flexible period.



First Floor



Second Floor

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 Values are:

First Floor - NAV/RV: £19,250 (formerly £32,250)
Second Floor NAV/RV: £9,400 (formerly £15,750)

There are also separate entries for the car parking spaces £1,300 each.

Any ingoing occupier has the right to appeal this Rateable Value. Details on the Small Business Bonus Scheme (SBBS) for the second floor can be provided by the letting agents.

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:
Viewing is strictly by arrangement with the sole letting agents. For further information, please contact:

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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