

Ryden.co.uk

01224 588866

?SP. L[TZW+++@YZY >]PP_+ MP]OPPY+ - ## / ,

? : 70?

=0. 09?7D =01 @=- 4 30/ B 0>? 09/ : 114 0
, . . : 88: / , ?4 9 B 43 ; , =642



4=@- 4 7, B ; 7, . 0
, - 0=/ 009
, - 44 49

APb TYR ^]TN_W Md L[[ZTY_X PY_
b IS W_TYR LRPY_^+

1 WZ] ,]PL%
^\ X 44 ^\ Qb

. ZY_LN%
,]ZY1TYTP
?SZX L^ . ZOZYL

?PW[SZYP%
4444 L#### !

OX LTW%
L]]ZY4TYTP+]dOPY4Z4 V
_SZX L^4NOZYL+]dOPY4Z4 V

00TYM]RS
44444L !! 44

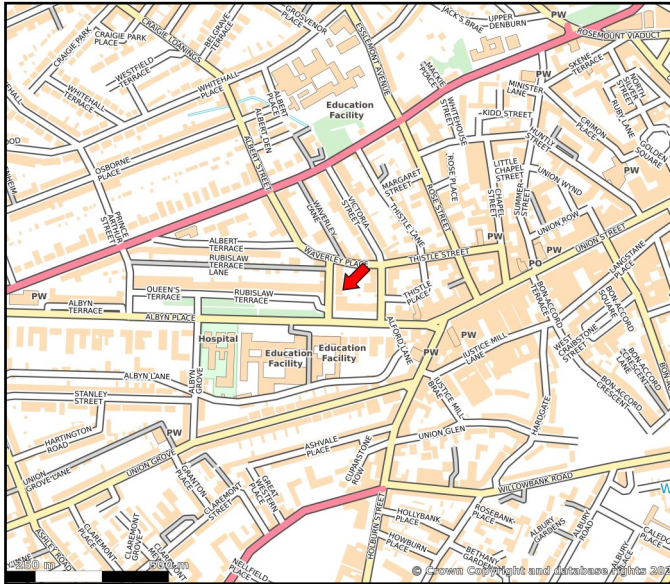
2 W^RZb
4444444 4444

, MP]OPPY
44444 L### !

7 PPO^
4444 4444 ! "" ""

7 ZYOZY
4444" 444 4444

8 LYNSP^_P]
44 4444\$ \$" " #



7ZNL_ZY%

?SP ^ MPN^ ZNN [d L []ZX TYP_ WNL_ZY b TSTY
 , MP]OPPY^ B P^_ OYO ZONP L]PL+ ?SP []Z[P]_ d T^
 WNL_PO L _SP_UYN_ZY ZQ = `MPWb ; WNP_LYO
 , WdY ; WNP_LYO ZaP]WZV^ = `MPWb 2L]OPY^+
 @YZY >]PP_+ _SP_XLT_Y NZX X P]NLWLYO]P_LTW
 _SZ]Z`RSQ]P_Q] _SP . Td T^ bTSTY PL^d]PLNS
]P^ WYR TY LW WNLWLX PYTTP^ MPTYR TY NZ^P
 []ZcTX Td LWYR b TS LNP^ _Z [`MN]LY^ [Z]_+

?SP WNL_ZY T^ SZXP_Z L Y`XMP] ZQ ZONP
 ZNN [P]^ TYNWOTYR , OO OYP]Rd+OcNPPo+?SP 7Lb
 ;]LN_TP LYO = `^PWZ TMZY+

/ P^N]T_ZY%

?SP []Z[P]_ d T^ L]]LYRPO ZaP] Wb P] R]Z` YO+QT^
 LYO_Z [QWZ]^ NZY_LTYPO b TSTY L_]LOT_ZYLWPYO
 _P]]LNPO M^ WTYR ZQR]LYTP LYO^W_P NZY^]`N_ZY
 TYNZ] [Z]L_TYR OZ]X P] []ZUPN_ZY^+9L`]LWVRS_T^
 []ZaTOPoMd `L^S LYONL^P b TYOZb^ _Z_SP_QZY_
 LYO]PL] ZQ_SP []Z[P]_ d b TS LNP^ _Z_SP
 M^ WTYR MPTYR []ZaTOPoMd L^PN^]P TY_P]NZX
 ^d^ PX_Z_SP_QZY_ZQ_SP []PX T^P^ Z] QZX_SP
]PL] NL] []L]V b STNS+TY_]Y+T^ LNP^PO QZX_SP
]PL] WYP+

4_P]YLW^+ SP LNZX X ZOL_ZY SL^ MPPY
]PQ]MP^SPO_Z []ZaTOP X ZOP]Y ZONP
 LNZX X ZOL_ZY L^ QWZb^ %

- 1 `W]P-NL][P_PO&
- ; LTY_PO_S]Z`RSZ`_&
- 70/ VRS_TYR&
- B. `[R]LOP&
- 9Pb V]NSPY

. L] ; L]VYR%

OLNS ^ TP b TWPYPQ_QZX_ZYP NL] [L]VYR^ [LNP+

, NNZX X ZOL_ZY%

?SP QWZb TYR QWZ] L]PL^ SLaP MPPY NLW^ W_POZY
 L 9P_4_P]YLW]PL M^T^ TY LNZ]OLYNP b TS_SP
 =4 > . ZOP_ZO8 PL^]TYR ;]LN_TP H_S_OOT_ZY%&

7Zb P] 2]Z`YO1 WZ]	±+± ` \ X	±#± \ Q
> PNZY01 WZ]	+ \$ # ± \ X	+ # \ Q





=PY_LW%

?SP QZb TYR]PY_LWL]P ^Z` RS_%

7Zb P] 2]Z` YO1 WZ]	###++ [P] LYY` X
> PNZY01 WZ]	" #++ [P] LYY` X

7PL^P ?P]X ^%

?SP LNZX X ZOL _ZY T` LaL TMMZ YL YPb WPL^P QZ] L [P] ZO ZQ++ X ZY_S^ Z] WYRP]+

=L_PLMP ALWP%

The subjects are currently entered in the Valuation Roll with a Rateable Value of:

7Zb P] 2]Z` YO1 WZ]	###++
> PNZY01 WZ]	" #++
. L] ; L]VYR	###++ [P] ^[LNP

The new draft proposed Rateable Value effective from 1 April 2023 are:

7Zb P] 2]Z` YO1 WZ]	" #++
> PNZY01 WZ]	L #++
. L] ; L]VYR	###++ [P] ^[LNP

Please note these figures are draft and may be subject to change under the ongoing Rating Revaluation.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Fresh Start/small business rates relief could be available with further details upon request.

Service/Management Charge:

There shall be a service and management charge for the upkeep and maintenance of the common areas, further information available upon request.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be made available, upon request.

VAT:

All rents, prices, premiums etc. are quoted exclusive of VAT.

Entry:

Immediate entry available.

Legal Costs:

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT and registration dues.

Viewings & Further Information:

To arrange a viewing or for further information, please contact:

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The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel No: 01224 588866

Email: arron.finnie@ryden.co.uk
thomas.codona@ryden.co.uk



=dOPY T L WX TPO VLMW d [L] YP] ^ST [PRT P] PO TY > NZ WYO+8 P^^ ^ =dOPY QZ] _SPX ^PWPA^ LYO QZ] aPYOZ] ^ Z] W^^Z] ^ ZQ S T [] Z [P] d b SZ^P LRPY ^ _SPd L] P RbPY YZ _NP _SL % P b SP [L] _IN W] ^ L] P ^ P _ Z _ L ^ L RPY P] LWZ' WWP ZYW QZ] _SP R' TOL YNP ZO TY PYOPO [^] NSL^P] ^ Z] W^^PP^HLYO OZ YZ _NZY^ T ^ P^VZ] NZY^ T ^ P [L] ZG^LY ZQP] Z] NZY JLN.& P b LWOP^N] T _IZY^+OTX PY^IZY^+P] P] P] YNP _Z NZYOT^IZY LYO YPNP^L] d [P] X T^IZY^ QZ] ^ P LYO ZNN [L] _IZY^LYO Z _SP] OP L TW L] P RbPY b T SZ' _JP^I ZY^M^W d LYO LYd TY PYOYR [^] NSL^P] ^ Z] _PYLY ^ ^ SZ' W^YZ _JPW ZY _SPX L^ ^ L PX PY^ ^ Z]] P [] P^PY L _IZY^ ZQ Q N M ^ X ^ ^ L T^ Qd _SPX ^PWPA^ Md TY^ [PN _IZY Z] Z _SP] b T^P L^ ^ Z _SP NZ]] PN_YP^ ^ ZQPLNS ZQ _SPX & P] b YZ [P] ^ZY TY _SP PX [Wdx PY _ZQ8 P^^] ^ =dOPY SL^ LYd L' _SZ] T d _Z X LVP Z] RbP LYd] P [] P^PY L _IZY Z] b L]] LY_d b SL_PaP] TY] PW _IZY _Z _S T^ [] Z [P] d +

?SP 8 ZYPd 7L' YOP] TYR+?P]] Z] T ^ 1 TYLYNYR LYO ?]] LY^Q] ZQ1 ^ YO^ P^QZ] X L _IZY ZY _SP ; LdP] b =PR' W _IZY^ + + #] P \ `] P^ _SP LRPY ^ LN TYR ZY MZ S ^ TOP^ ZOL Yd \ ^ LWQTYR _JLY^LN _IZY _Z ^ YOP] LVP L [[] Z]] T _P O' P OTWRPYNP TY] PW _IZY _Z^LYO TY L OaLYNP ZQ^LYd ^ ^ NS _JLY^LN _IZY^+YNW O TYR TOPY TQ] TYR LYO aP] TQ] TYR LW] PWaLY [L] T^ ^ LYO P^ L M^ S TYR _SP ^ Z]] NP^ P b LYO WRT X Lnd ZQO YOTYR+ - Z S [L] T^ b W^OT^NM^P L W] P] W aLY _TYQZ] X L _IZY^+ [] Z] _Z NZYNW^IZY ZQX T^ ^ P^+ P c NS] YRP+P] ^ T IPO _Z PYI MW SP] RPY ^ ^ Z X PP _SP T] P^ PN b P Z MW R] _IZY^ ^ YOP] _SP =PR' W _IZY^+