

TO LET

475 UNION STREET

Aberdeen, AB11 6DB

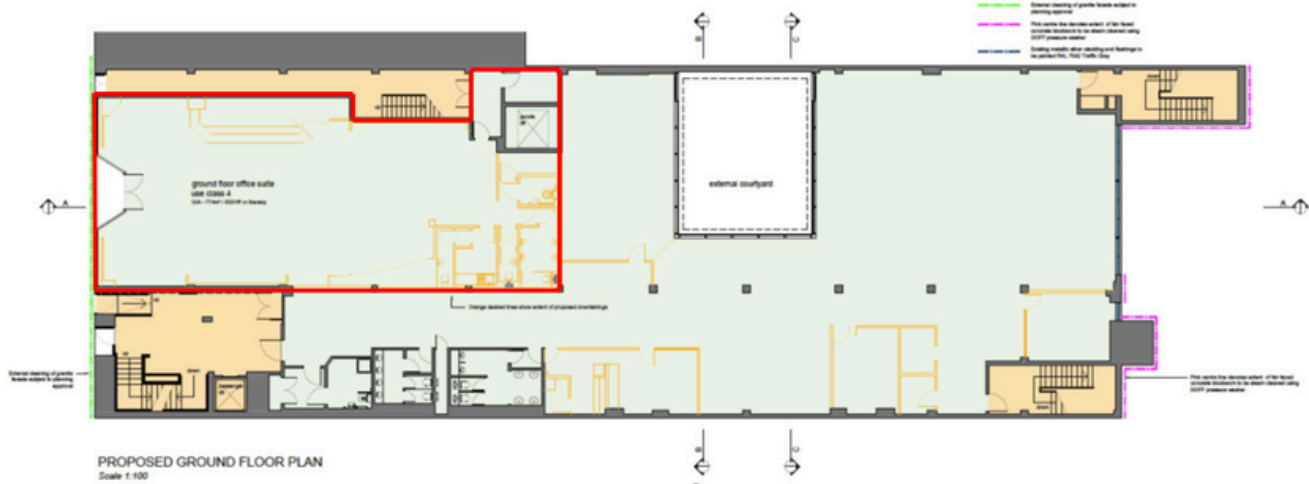


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Aberdeen
AB10 1YN

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KEY HIGHLIGHTS

- Recently refurbished
- Flexible lease terms
- From 218.32 sq.m | 2,350 sq.ft

DESCRIPTION

The property occupies the ground floor of Diligent House, with the upper floors dedicated to office accommodation.

The ground floor comprises a retail unit, with additional office space to the rear. There is flexibility at present to configure the space to suit occupier requirements, including the potential to combine the retail and office areas into a single, self-contained suite.

This flexibility makes the property suitable for a variety of uses, benefitting from its prominent frontage on Union Street and convenient access to the rear office space.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

DESCRIPTION	SQ FT	SQ M
Retail Unit	2,350	218
Rear Office	5,330	495
Total	7,680	713
Net Frontage		9.72 m
Gross Frontage		10.38 m

LOCATION

Diligent House occupies a prominent and central position on the south side of Union Street, near its junction with Holburn Street. This location offers excellent visibility and accessibility.

LEASE TERMS

The property is available on the basis of a full repairing and insuring (FRI) lease.

RENT

£35,000 per annum excl VAT.

RATING ASSESSMENT

The property is entered in the Valuation Roll as follows:

Retail - £46,250
Ground Floor Rear - £59,500

SERVICE CHARGE

A service charge will be payable. Further information is available on request.

EPC

A copy of the EPC can be provided to any interested party on request.

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

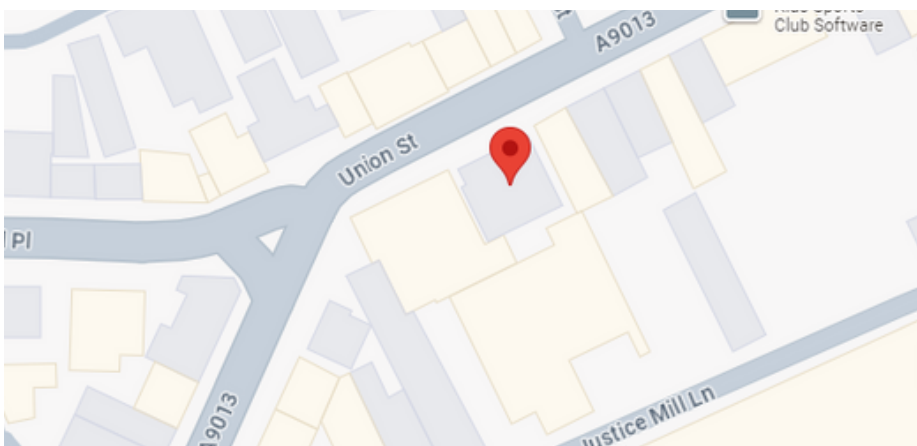
Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for LBTT and Registration Dues applicable.

ENTRY

Early entry can be provided.

VIEWING & OFFERS

All offers must be submitted in Scottish legal form with all viewings conducted through the agent



CONTACTS

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