TO LET

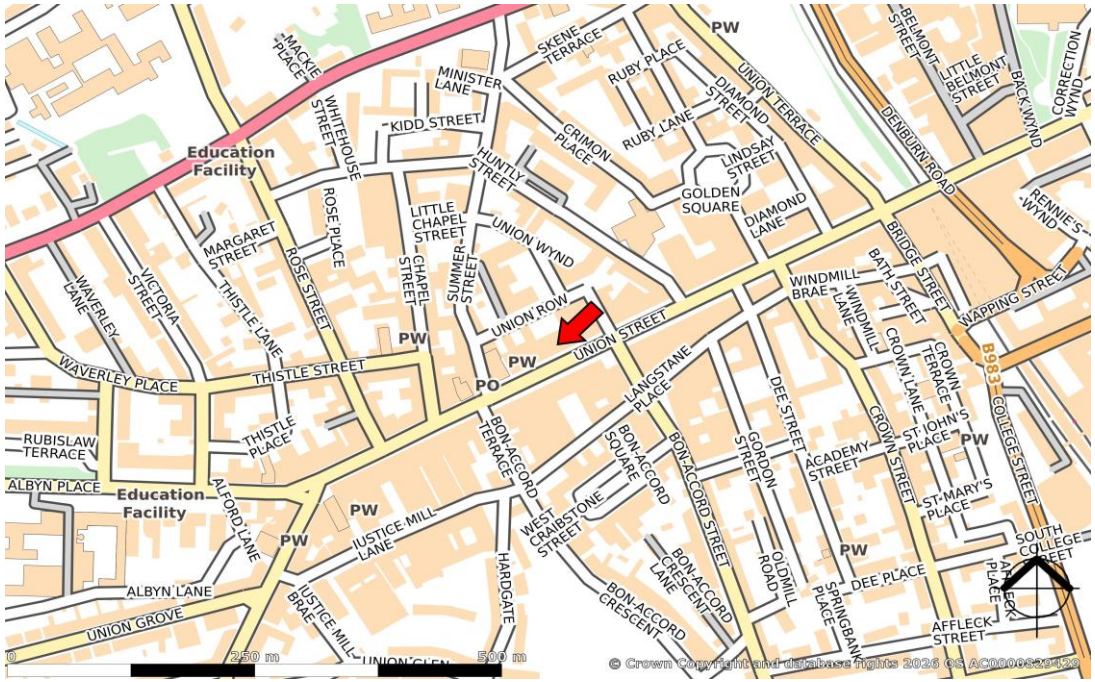
CITY CENTRE OFFICE SUITE WITH CAR PARK

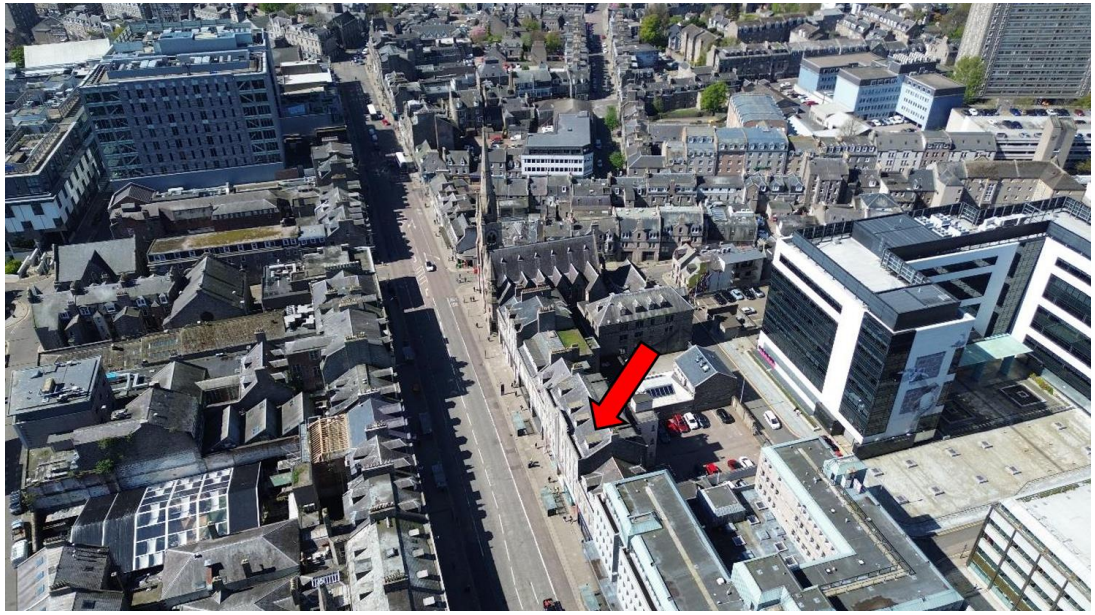
GRAHAM SIBBALD



Second Floor West, Amicable House, 252 Union Street, Aberdeen, AB10 1TN

- Suitable for a range of uses including professional service and leisure (subject to planning)
- Designated Car parking at rear
- Floor Space: 106.47 sq.m (1,146 sq.ft)
- Rates Relief Schemes Available





LOCATION

Amicable House occupies a prominent position on the North side of Union Street, Aberdeen's principal commercial throughfare, within the established city centre office corridor. The subjects are well positioned to benefit from significant public and private sector investment associated with Aberdeen City Centre including the ongoing Union Street regeneration project. The property is within walking distance of Aberdeen railway station and more convenient transportation links.

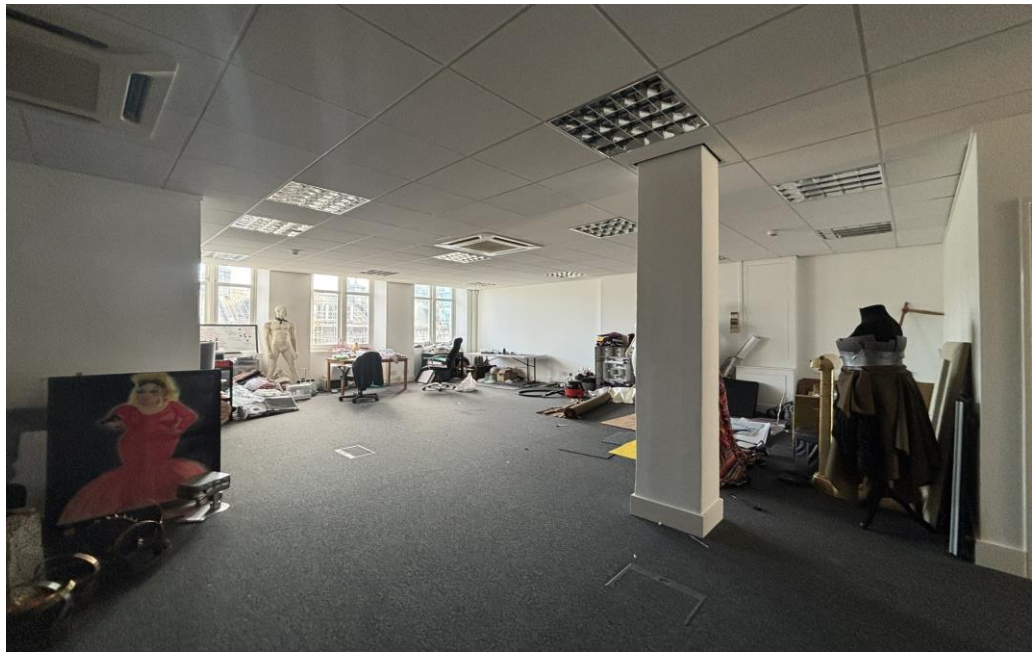
DESCRIPTION

The available accommodation is located on the second floor of Amicable House which is a traditional mid-terraced building arranged over ground, first, second, third and attic floors. The subject compromises of granite construction under a pitched slated roof with secure parking to the rear. Access to the suite is given by internal staircase and lift and the property benefits from male, female and disabled toilet facilities on each level.

Internally, the subjects compromise of refurbished, predominantly open plan accommodation. These are carpeted raised access floors, suspended ceilings, incorporating comfort cooling cassettes and Cat 2 lighting. The subjects benefit from timber framed double glazed windows and are decorated to a modern standard.

CAR PARKING

The subjects comes with 3 designated car parking spaces. They are located to the rear of Amicable house accessible from Union Row





ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
TOTAL	106.47	1,146

RENT

£10 per sq. ft

SERVICE CHARGE

£6 per sq.ft

(service charge schedule available on request)

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £9,400. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £. 100% rates relief is available via the Small Business Bonus Scheme

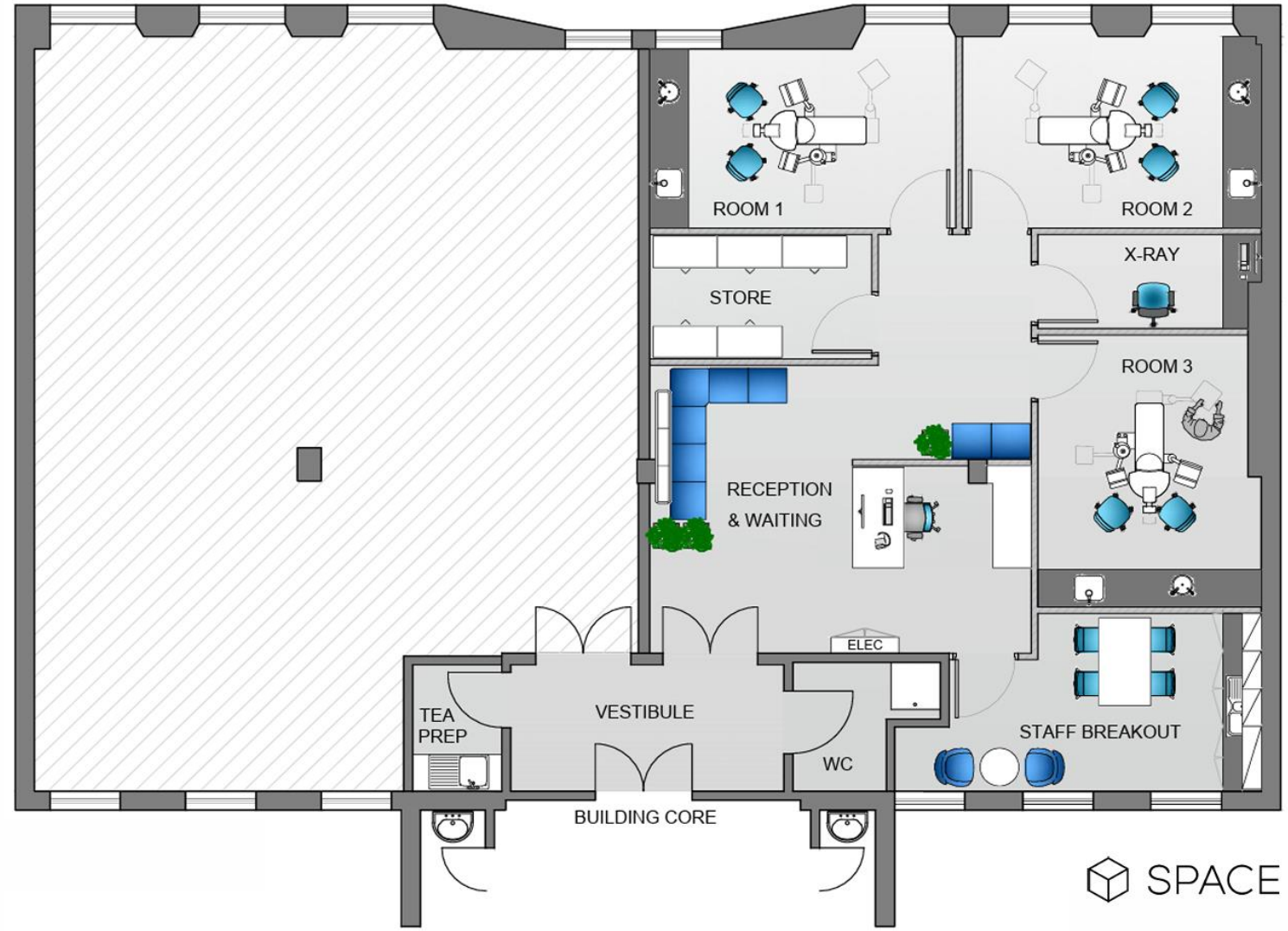
SUMMARY OF YEARLY RUNNING COSTS

Costs	Year 1 Costs	Year 2 Costs
Rent	£8,595*	£11,460
Rates	£0 Via SBBS	£0 via SBBS
Service Charge	£6,876	£6,876
TOTAL	**£15,471**	**£18,336**

*The above summary of costs are inclusive a 3-month rent free period in the first year of occupation.

AMICABLE HOUSE

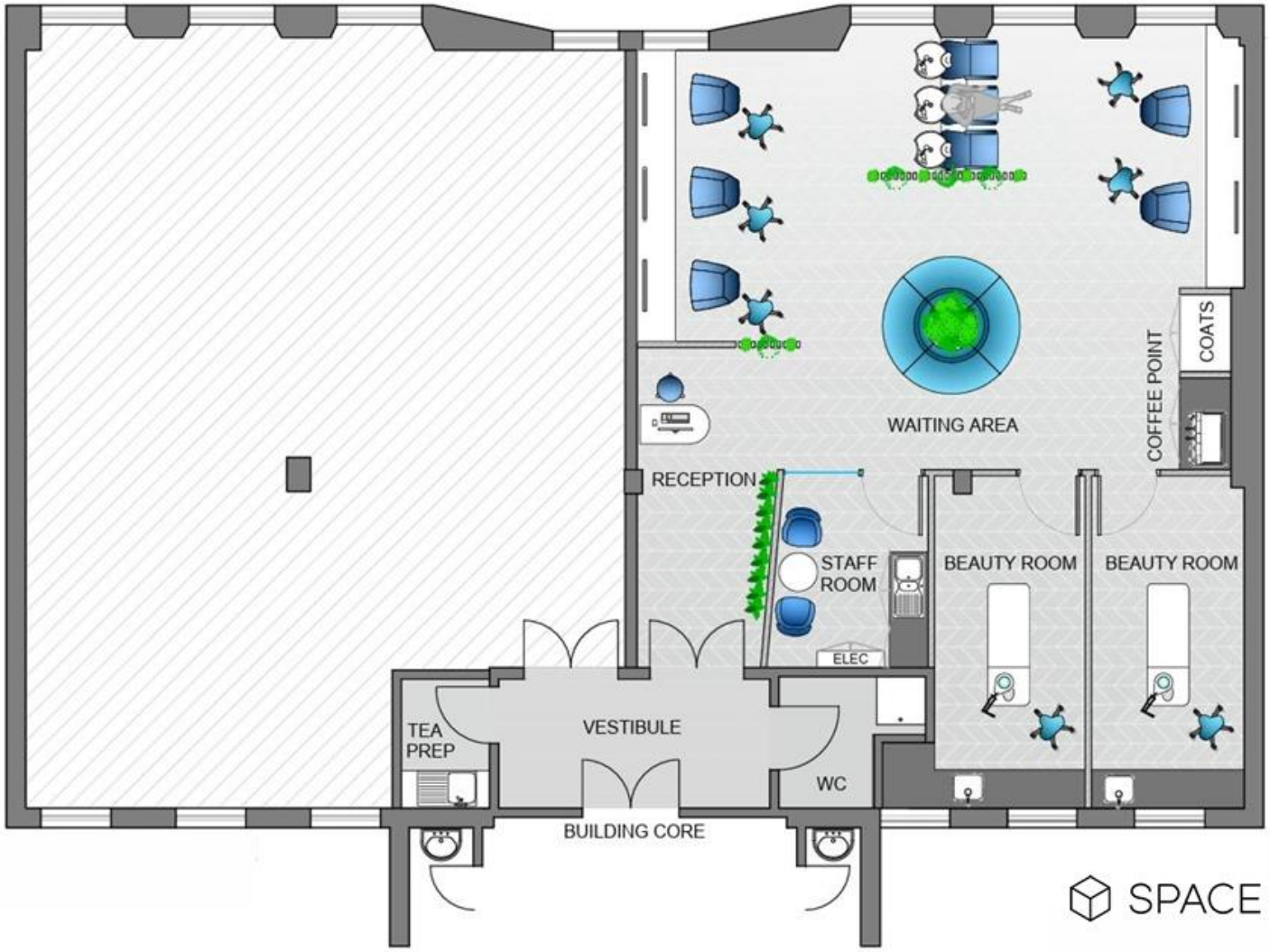
SECOND FLOOR SUITE



MARKETING TEST FIT
OPTION 2: DENTIST

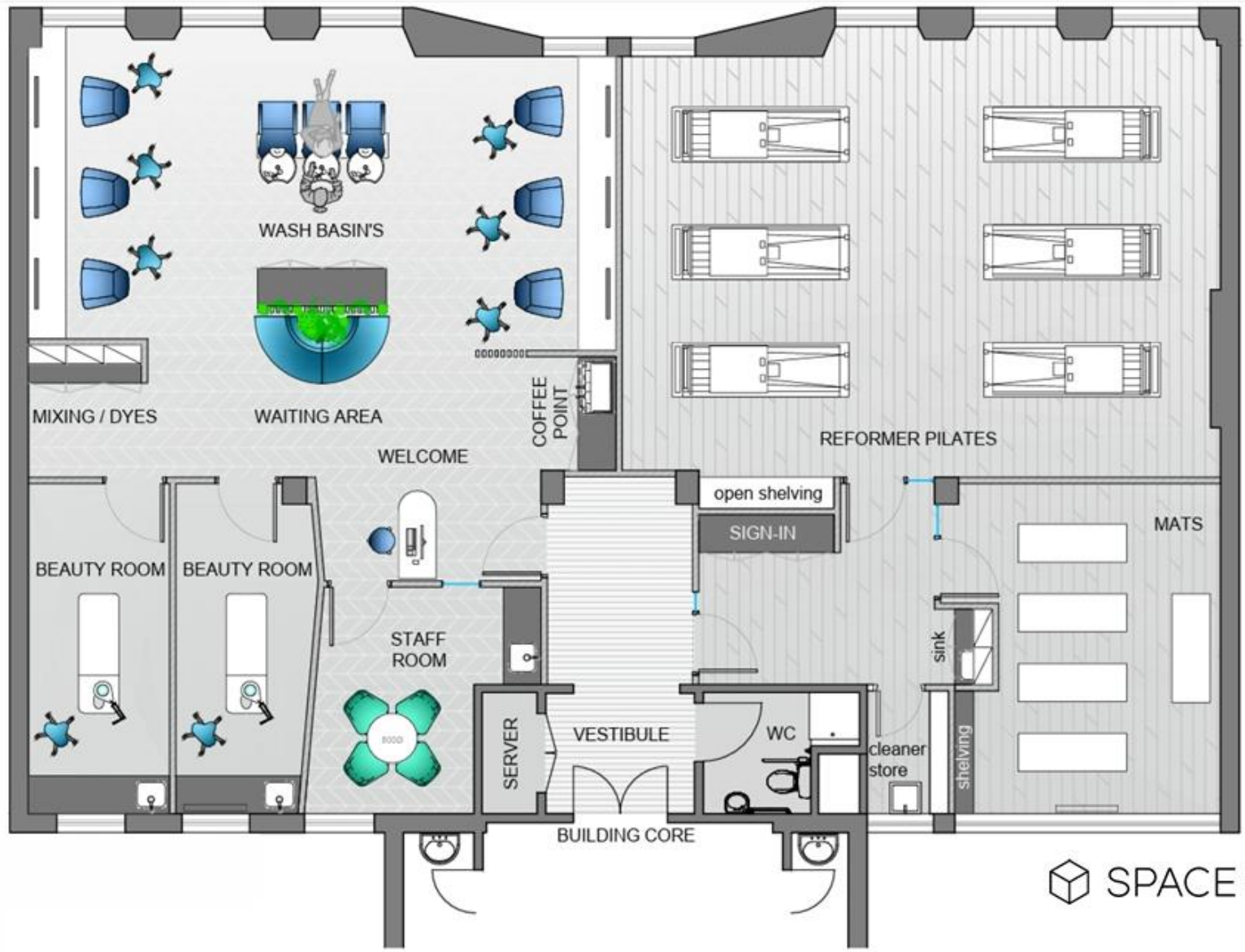
AMICABLE HOUSE

SECOND FLOOR SUITE



MARKETING TEST FIT
OPTION 1:
PROFESSIONAL SERVICES

AMICABLE HOUSE



MARKETING TEST FIT
OPTION 3: SPLIT SUITE
PROFESSIONAL SERVICES
& FITNESS

Above layouts can be replicated for the subject property (subject to planning)

EPC

The subject has an EPC rating of 'D'. Full documentation is available upon request.

VAT

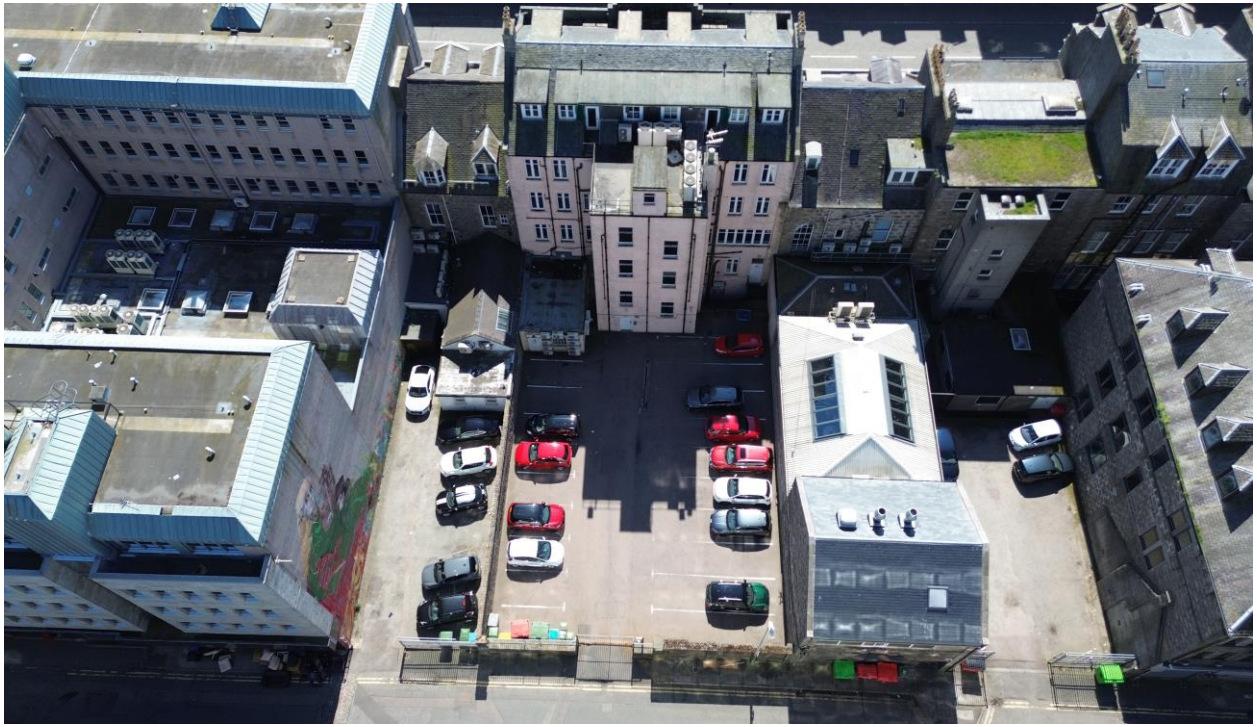
All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

VIEWING

To arrange a viewing or for further information, please contact the joint letting agents.



To arrange a viewing please contact:

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07384 543 094

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.