

DM HALL

To Let

Office

First & Attic Floor,
353 Union Street,
Aberdeen, AB11 6BT



130.64 SQM
(1,406 SQ FT)

Property Details

- Ready for immediate occupation
- High amenity provision in surrounding area
- Suitable for alternative uses (subject to planning)
- £10,000 per annum

LOCATION

The property is located on the north side of Union Street, the city's main commercial thoroughfare. Benefitting from excellent transport links, the property lies approximately 0.5 miles from Aberdeen's Train Station with regular routes close by.

Surrounding occupiers include Yorkshire Building Society, Signature Menswear, Wild Ginger and Six by Nico.

DESCRIPTION

The premises comprise a first and attic floor office which forms part of a three storey mid-terraced building of pointed stone construction. The roof sections over are pitched, clad with slate and incorporate dormer projections. The property benefits from a self-contained access point off Union Street.

Internally the property has been finished to a high standard providing an open plan office area, 6 private offices / meeting rooms, storage, and staff facilities comprising of tea prep and male and female WC's.



Property Details

ACCOMMODATION

The property provides the following accommodation and floor areas, measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth edition).

Demise	Accommodation	sq m	sq ft
First Floor	Office, WC	72.52	781
Attic Floor	Office, Kitchen	58.12	626
Total		130.64	1,406

SERVICES

The property is served with mains supplies of water, gas and electricity, with drainage being to the public sewer.

RENT

£10,000 per annum

RATING ASSESSMENT

The property is current listed in the valuation roll as having a ratable value of £10,000.

100% rates relief will be available for qualifying occupiers.

The Uniform Business Rate for the year 2024/2025 is 49.8p on the £. Water and wastewater rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F.

Full documentation will be made on request.



Property Details

VAT

All prices quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Christopher.Paul@dmhall.co.uk
07780 601 258

Stuart.Johnston@dmhall.co.uk
07913 046 226

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594172



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.