

DM HALL

To Let

Office



First Floor,
256 Union Street,
Aberdeen,
AB11 6BT

118.93 SQM
(1,280 SQ FT)

Property Details

- Ready for immediate occupation
- 4 dedicated car parking to rear of premises
- Suitable for alternative uses (subject to planning)
- £14,000 per annum

LOCATION

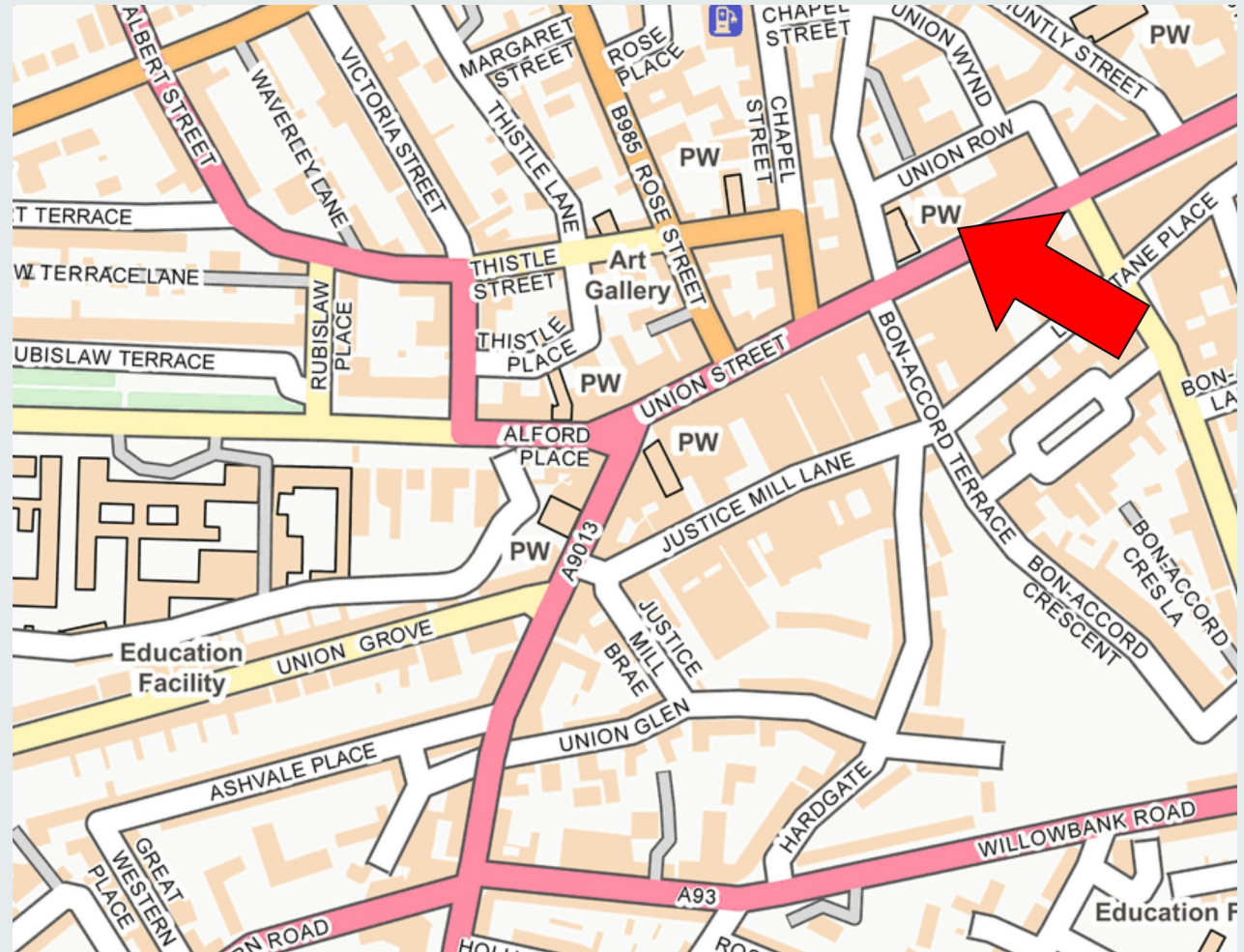
The property is located on the north side of Union Street, the city's principal commercial throughfare. Benefitting from excellent transport links, the property lies approximately 0.5 miles from Aberdeen's Train Station with regular routes close by.

Surrounding occupiers include Signature 2, Gilconston Church and Vovem Meat & Liquor.

DESCRIPTION

The premises comprise the first floor and mezzanine floor within a three-storey mid terraced building of stone and slate construction.

Internally the accommodation provides an open plan office area, storage, three private offices/boardrooms, tea prep area, male and female toilets.



Property Details

ACCOMMODATION

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

Demise	Accommodation	sq m	sq ft
First Floor	Office	106.38	1,145
Mezzanine	Storage	12.55	135
Total		118.93	1,280

SERVICES

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

RENT

£14,000 per annum

RATING ASSESSMENT

The property is current listed in the valuation roll as having a ratable value of £14,000.

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 E [64].

Full documentation will be made on request.

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

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DM HALL



Regulated by
RICS

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