

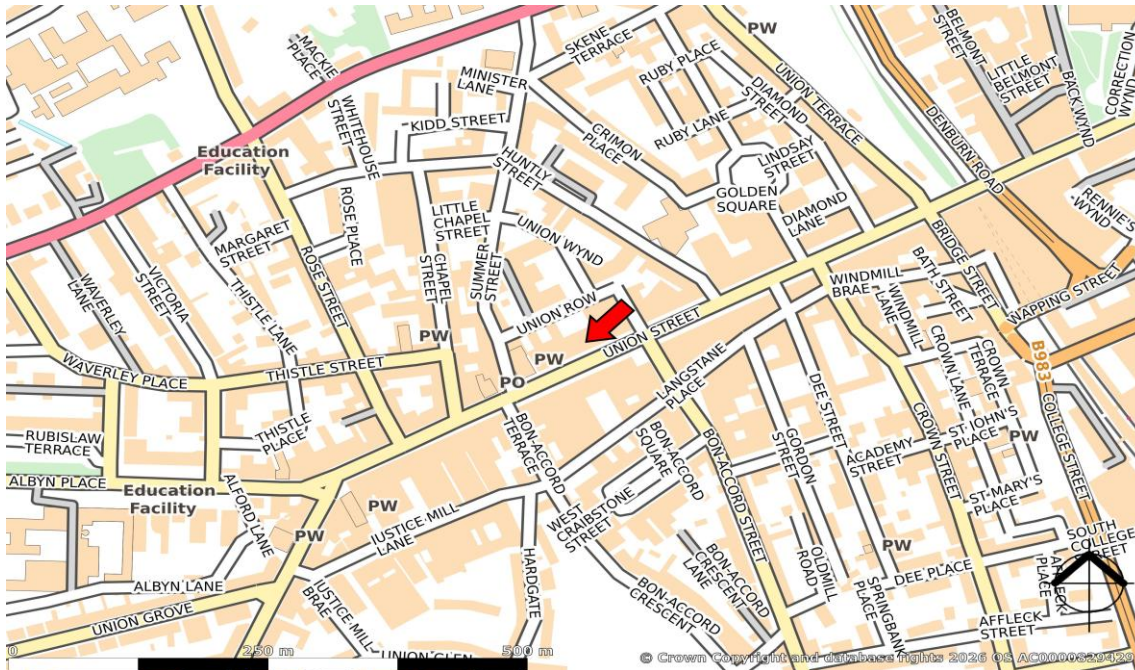
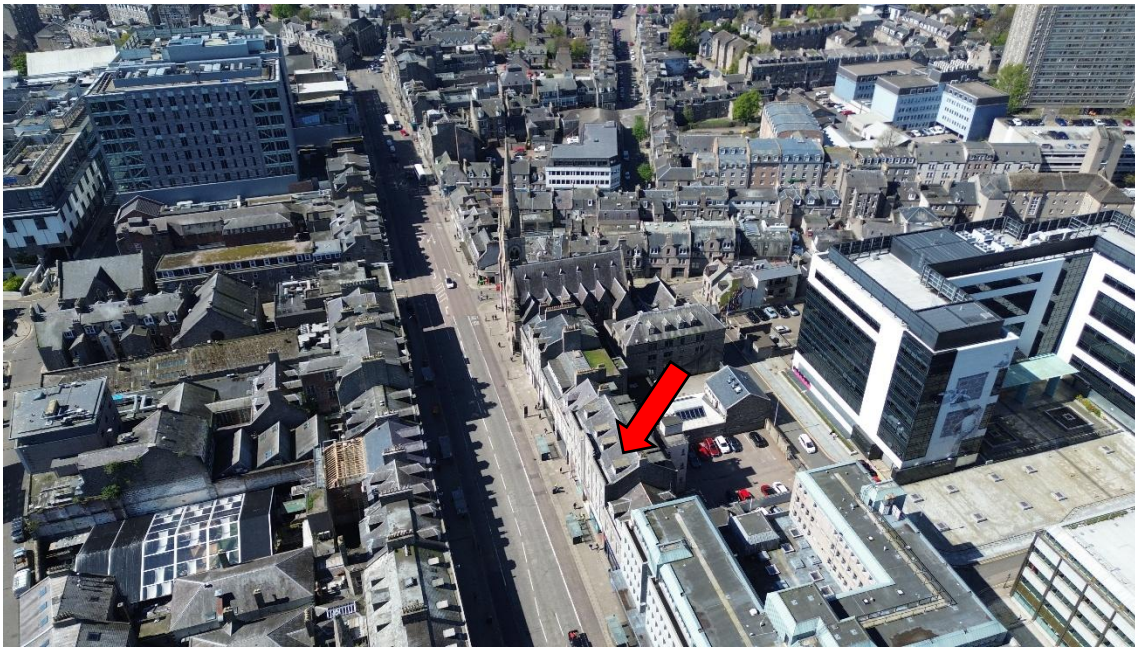
TO LET

CITY CENTRE OFFICE WITH CAR PARK



**FIRST & SECOND FLOORS, AMICABLE HOUSE,
252 UNION STREET, ABERDEEN, AB10 1TN**

- Office suites suitable for a range of uses including professional service and leisure (subject to planning)
- Designated car parking at rear
- Rates Relief Schemes Available
- Floor Space: 106.46 — 328.10 sqm (1,146 — 3,532 sq ft)



LOCATION

Amicable House occupies a prominent position on the North side of Union Street, Aberdeen's principal commercial thoroughfare, 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 first and second floor of Amicable House which is a traditional mid-terraced building arranged over ground, first, second, third and attic floors. The subject comprises of granite construction under a pitched slated roof with secure parking to the rear. Access to the first and second floor is given by internal staircase and lift and the property benefits from male, female and disabled toilet facilities on each level.

Internally, the subjects comprise 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. Each suite has a couple of meeting rooms in situ and modern kitchen facilities.

PARKING

The office benefits from parking directly at the rear, a rare commodity for a property located on Union Street. Accessible from Union Row, the subjects have 8 car parking spaces.



ACCOMMODATION

We calculated the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sqm	Sqft
First Floor	221.63	2,386
Second Floor (West)	106.47	1,146
Total	928.10	3,352

RATEABLE VALUE

With effect from 1 April 2026 the Rateable Values are:

	Rateable Value	Rates Relief (an incoming occupier may qualify for the below schemes subject to eligibility)
First Floor	£17,250	100% Rates Relief for 12 months via <u>Fresh Starts Relief</u>
Second Floor (West)	£8,400	100% Rates Relief via the <u>Small Business Bonus Scheme</u>

There are separate entities for the car parking spaces with a Rateable Value of £700 per space (RV of £5,600 for 8 Spaces).

QUOTING RENT

£10 per sq. ft

SERVICE CHARGE

£6 per sq. ft

(service charge schedule available upon request)

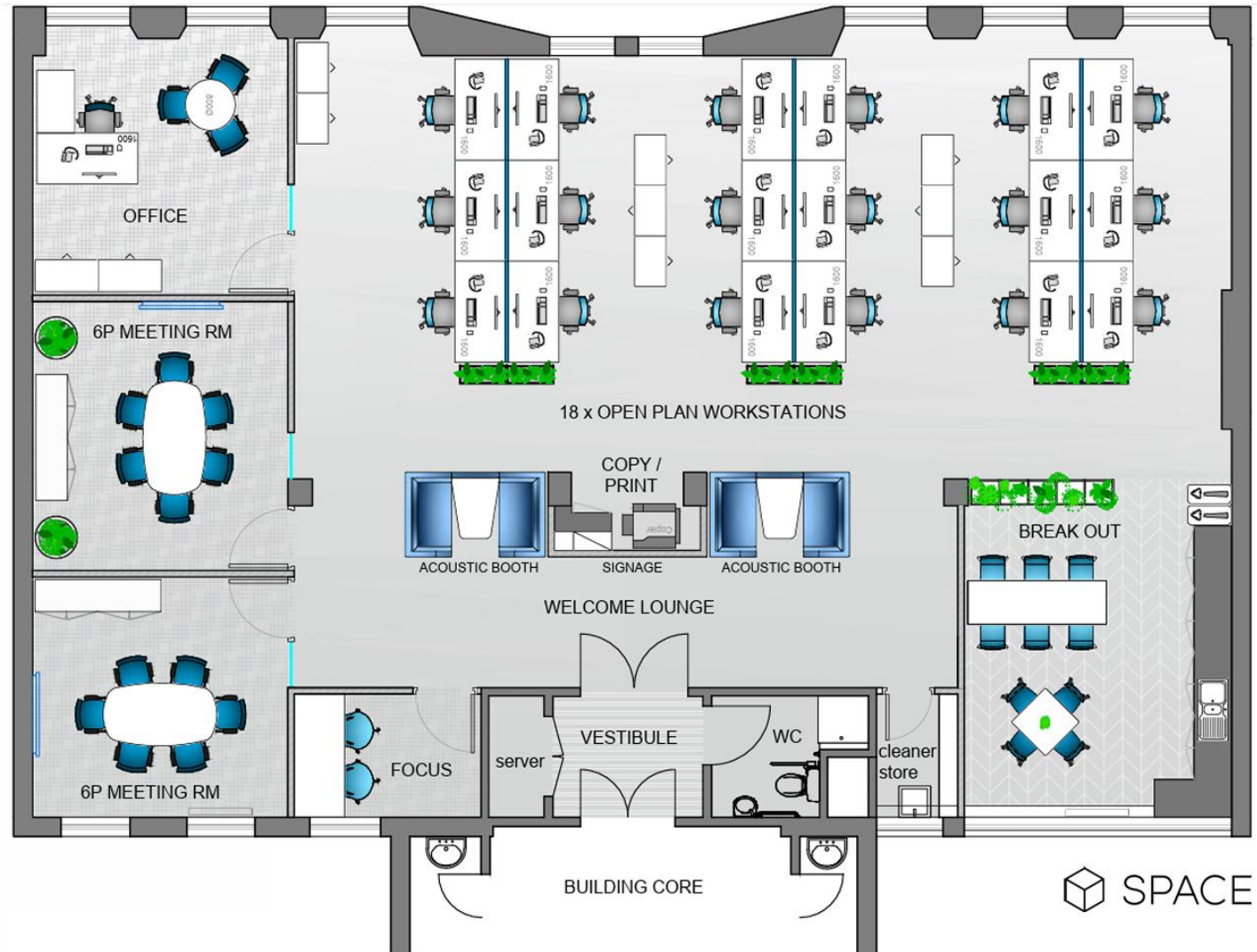
Test Fits — OFFICE USE

The following floor plans are indicative illustration for potential uses and layouts for each suite

AMICABLE HOUSE

FIRST FLOOR SUITE

MARKETING TEST FIT OPTION 1: OFFICE



SPACE

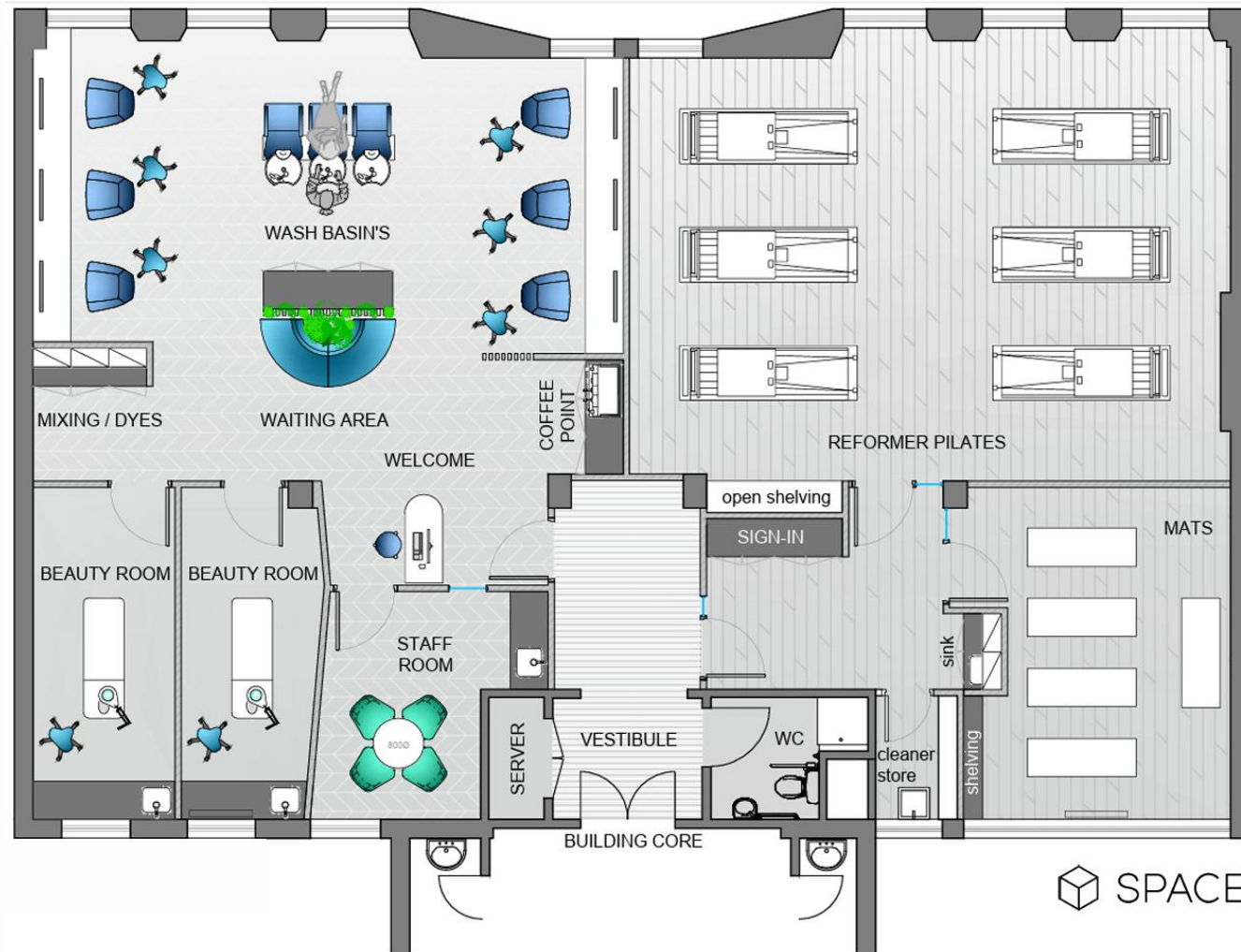
Test Fits — BEAUTICIANS / LEISURE USE*

The following floor plans are indicative illustration for potential uses and layouts for each suite

AMICABLE HOUSE

FIRST FLOOR SUITE

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



* Assuming First Floor Suite is sub-divided

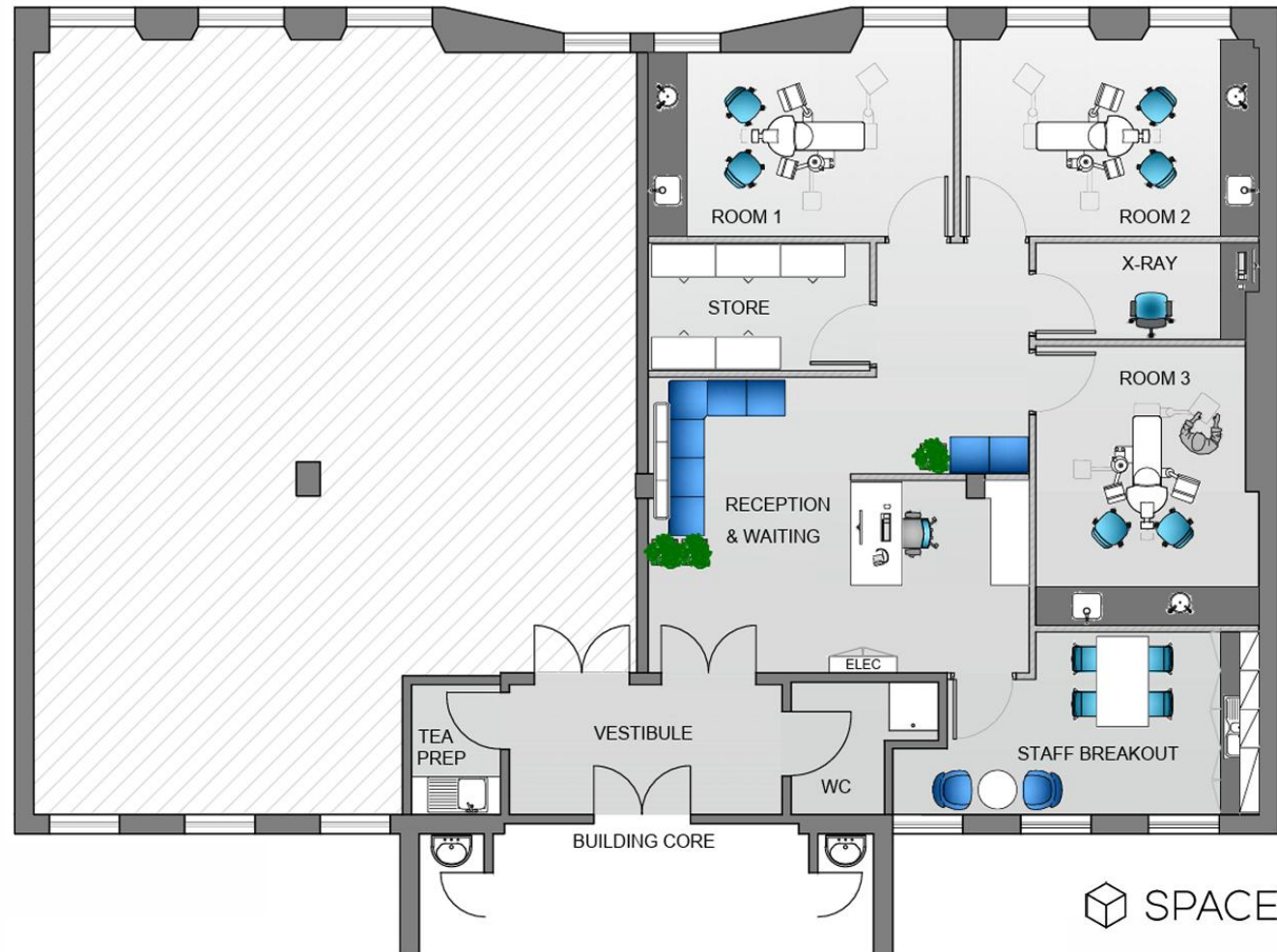
Test Fits — DENTAL PRACITCE / PROFESSIONAL SERVICE

The following floor plans are indicative illustration for potential uses and layouts for each suite

AMICABLE HOUSE

SECOND FLOOR SUITE

MARKETING TEST FIT
OPTION 2: DENTIST



* Above layout could be replicated for First Floor Suite



SUMMARY OF YEARLY RUNNING COSTS

Option 1: First Floor (2,386 sq.ft)

Costs	Year 1 Costs	Year 2 Costs
Rent	£17,895	£23,860
Rates	£0 Via Fresh Starts Relief	£8,297
Service Charge	£14,316	£14,316
TOTAL	£32,211	£46,473

Option 2: Second Floor (1,146 sq.ft)

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

Option 3: First and Second Floor (3,532 sq.ft)

Costs	Year 1 Costs	Year 2 Costs
Rent	£26,490	£35,320
Rates	£12,338	£12,338
Service Charge	£21,192	£21,192
TOTAL	£60,020	£68,850

TERMS & INCENTIVES

A New Lease is available on Full Repairing and Insuring Terms of negotiable duration:

- Option 1 & 2 are inclusive a 3-month rent free period
- Option 3 is inclusive of a 6-month rent free period

EPC

The property has an EPC rating of D

A copy of the EPC and the Recommendation Report can be provided upon request

LEGAL COSTS

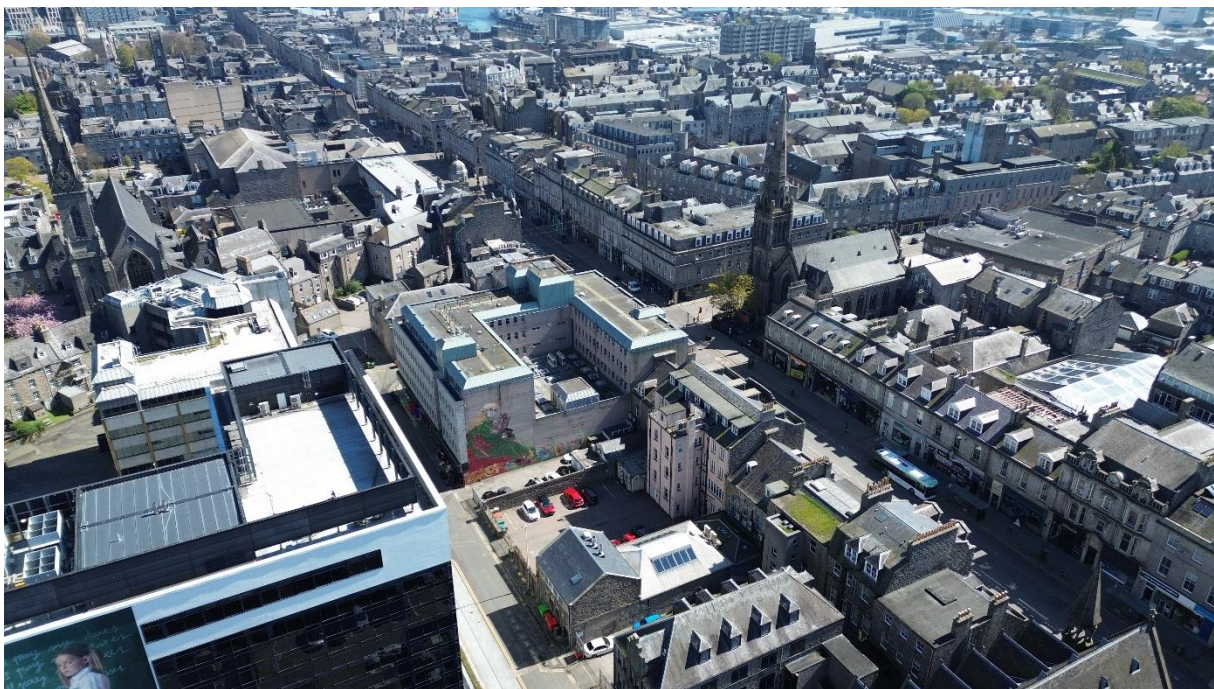
In the normal manner, the ingoing tenant may be responsible for all legal costs incurred in the transaction, together with any LBTT and registration dues, as appropriate

VIEWINGS

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

VAT

All monies quoted are done so exclusive of VAT which may be applicable



To arrange a viewing please contact:

GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants

Shona Boyd
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07741 314 188

Chris Ion
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07717 425 298

Ryden

Erin Chessor
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07570 382 544

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 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.
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 5. A list of Partners can be obtained from any of our offices.
- Date published: June 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.