

Ryden

TO LET

CAR PARK
13 TARMAC SURFACED
CAR PARKING SPACES



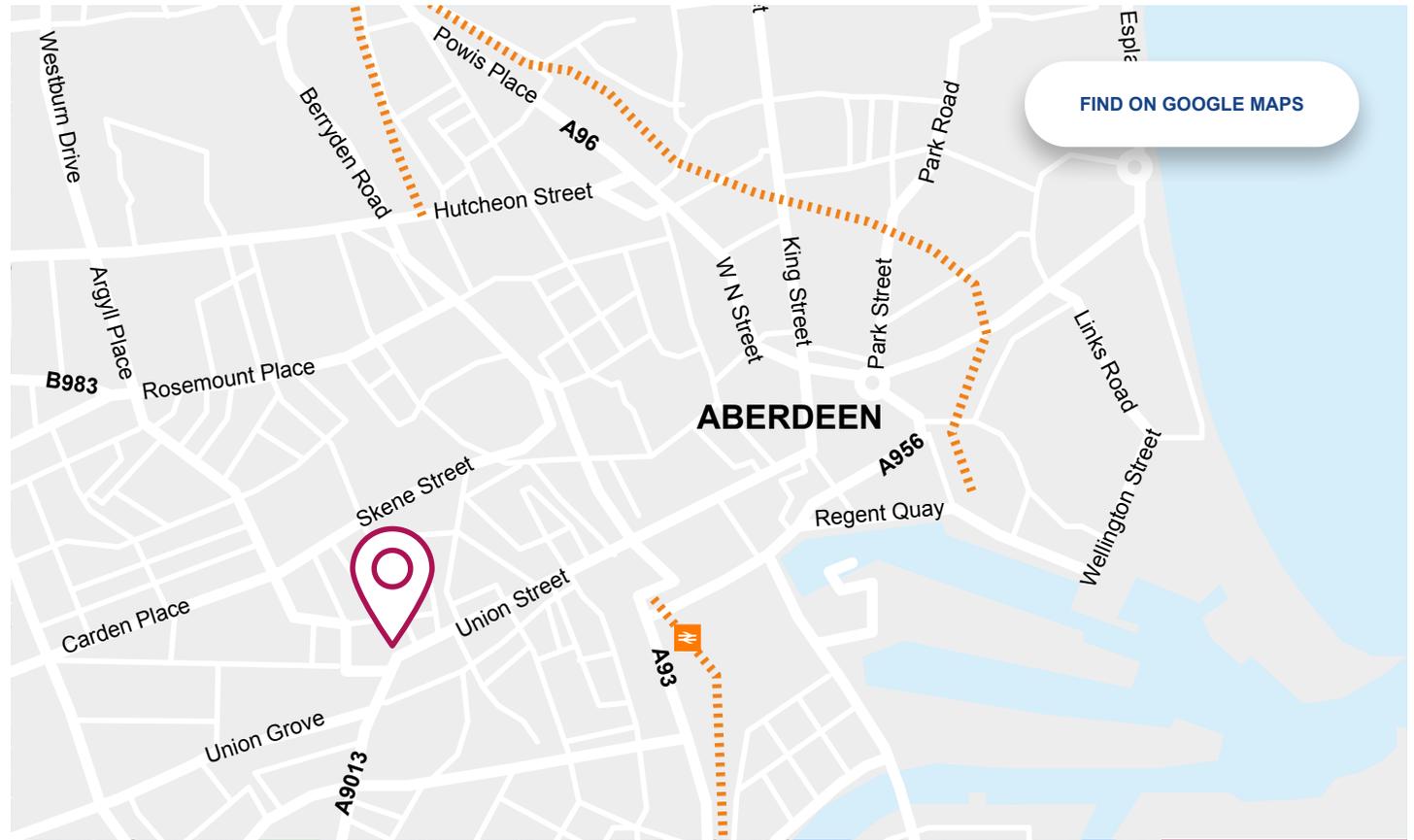
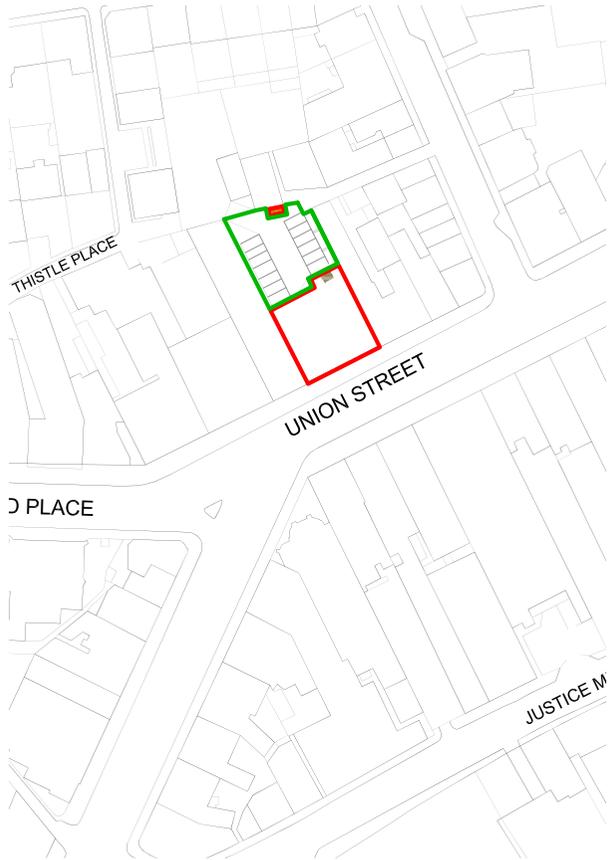
CAR PARK
TO THE REAR OF
480 UNION STREET
AB10 1TS

LOCATED TO THE REAR
OF UNION STREET

FLEXIBLE LEASE TERMS
ARE AVAILABLE

THE CAR PARK IS SECURED
VIA A MANUALLY OPERATED
SECURITY GATE

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The car parking spaces are located to the rear of Union Street, within Aberdeen City Centre.

The exact location is shown on the Ordnance Survey Extract above.

DESCRIPTION

The subjects comprise 13 tarmac surfaced car parking spaces accessed directly from Thistle Place. The car park is secured via a manually operated security gate.

LEASE TERMS

Flexible lease terms are available.

RENT

£30,000 per annum, exclusive of VAT.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £13,000.

Details on the current uniform business rate are available on request.



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**CAR PARK
13 TARMAC
SURFACED CAR
PARKING SPACES**



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TO THE REAR OF
480 UNION
STREET
AB10 1TS**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **May 2024**

