

CLASS 1A PREMISES

- > LOCATED IN THE BONNINGTON DISTRICT OF EDINBURGH
- > HIGHLY PROMINENT CORNER WITH EXCELLENT FRONTAGE ON BUSY PARADE
- > **OFFERS OVER £180,000**
- > SITUATED IN BUSTLING MIXED-USE NEIGHBOURHOOD
- > PREMISES EXTENDS TO 185.78 SQM (2,000 SQFT)
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS



FOR SALE

147 FERRY ROAD, EDINBURGH EH6 4PQ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

Ferry Road is one of the main thoroughfares leading traffic east & west through Edinburgh. The subjects are situated approximately 2 miles north of Edinburgh's city centre in a mixed commercial & residential area.

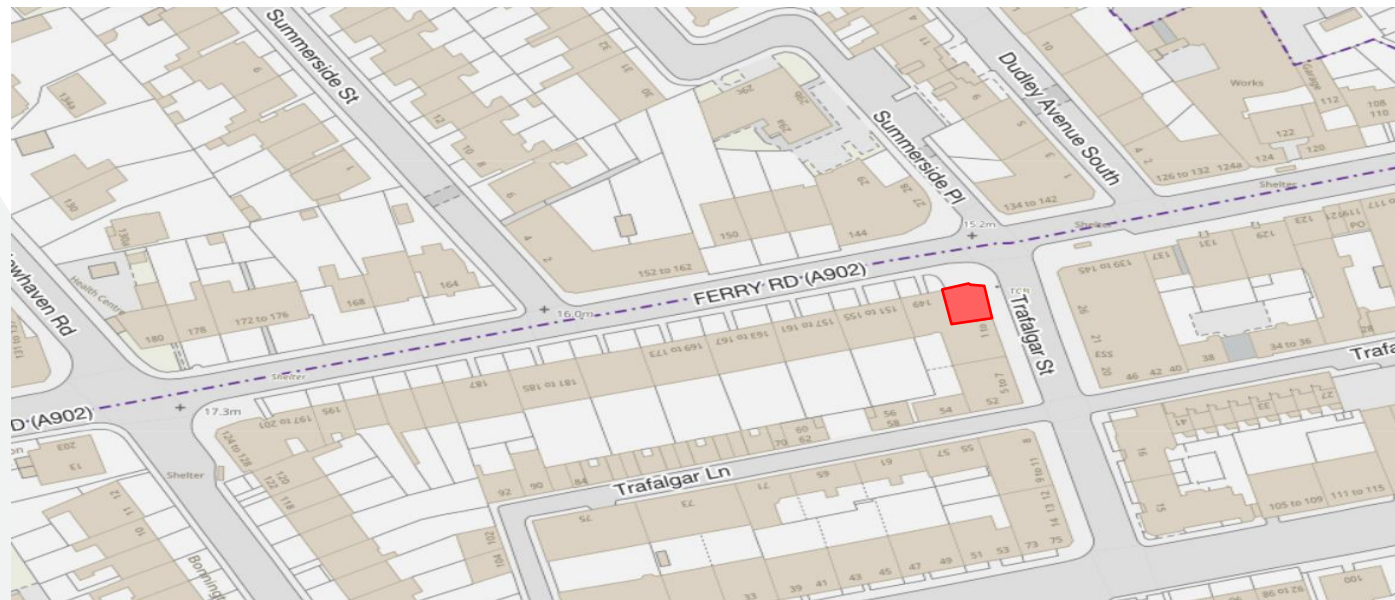
The subject premises are situated on the south side of Ferry Road, approximately half a mile to the west of Leith on a busy vehicular route. The subjects are situated on the block bounded by Trafalgar Street to the east & Newhaven Road to the west. Occupiers in close proximity include a mixture of local traders such as Smart Property, The Gold Sea Takeaway, Rowanbank Financial Consultants Limited & Boots Pharmacy.

DESCRIPTION

The subjects comprise a Class 1A corner unit arranged over the ground & basement floors of a 3 storey plus basement traditional stone-built tenement under a pitched and slated roof.

The unit can be accessed via double doors on the corner or via a side access single door on the east elevation, both at ground floor level. Internally the property benefits from an open plan sales area with various well-proportioned rooms throughout the ground floor. The basement comprises an extensive storage space accessed from a concrete stairwell. The property benefits from gas, electricity and water.

Located on a prominent position on Ferry Road this rare freehold opportunity provides future occupiers with excellent branding opportunities given the return frontage.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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www.shepherd.co.uk



ACCOMMODATION	SqM	SqFt
Basement	110.62	1,191
Ground Floor	75.16	809
TOTAL	185.78	2,000

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £11,200 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

VAT

The property is VAT elected therefore VAT is payable on the price.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PRICE

The subjects are being offered on a vacant freehold basis at offers over £180,000.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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