DM HALL

For Sale

Class 1A Premises



40 Ferry Road,
Edinburgh
EH6 4AE

41.62 sq m
(448 sq ft)

- Mid terrace unit providing great visibility
- Excellent residential catchment area, passing vehicular trade and pedestrian footfall
- Flexible premises suitable for a variety of purposes including owner occupation and investment
- Retail area set over ground and upper ground floors
- Occupiers may benefit from 100% rates relief, subject to application
- Offers Over £145,000 are invited

DESCRIPTION

The subject property comprises a ground-floor Class 1A premises of stone construction, forming part of a larger two-storey building with attic accommodation. The front section is surmounted by a flat roof, assumed to be finished with a bituminous felt or similar type covering, while the rear two-storey elevation incorporates a pitched and slated roof.

The subjects occupy a position within a terraced block, with access alleyways to either side providing separation from the neighbouring properties. The property benefits from a large, full height glazed frontage with recessed pedestrian access door.

Internally, the subjects are configured to provide a bright, front retail area with roof light, which provides excellent levels of natural daylight. The rear sales area is situated at a slightly elevated level and is accessed via a short flight of steps. To the rear of the premises, a corridor provides access to a communal hallway, within which a WC facility is located.

The accommodation is presented in good condition throughout and provides flexible retail space suitable for a variety of occupiers.





LOCATION

The subjects are situated on the north side of Ferry Road, approximately 2 miles north of Edinburgh City Centre, within the established Bonnington/Trinity/Leith district of Edinburgh. Ferry Road is a busy arterial route linking Leith, Inverleith and the wider North Edinburgh area, carrying significant volumes of vehicular traffic throughout the day.

The surrounding area is predominantly residential in nature, with Ferry Road itself providing a mix of primarily commercial occupiers at ground floor level with residential dwellings noted above. Nearby occupiers include a variety of independent retailers, service providers and trade operators, together with established residential neighbourhoods which provide a consistent local customer base.

The location is well served by regular public transport services, with convenient road links to the city centre, Ocean Terminal and the A902 City Bypass.

FLOOR AREA

The accommodation comprises the following areas measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area Basis :

Name	sq ft	sq m
Lower Ground	448	41.62
Total	**448**	**41.62**

SALE TERMS

Our client is seeking offers in excess of £145,000 for the outright purchase of their heritable interest (Scottish Equivalent of English Freehold).





VIEWINGS
Viewings are to be solely arranged via the selling agents.

PROPOSALS
Interested parties are required to submit any proposals to the sole selling agents in writing.

EPC
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable. All prices quoted are exclusive of VAT which we have been advised is not chargeable.

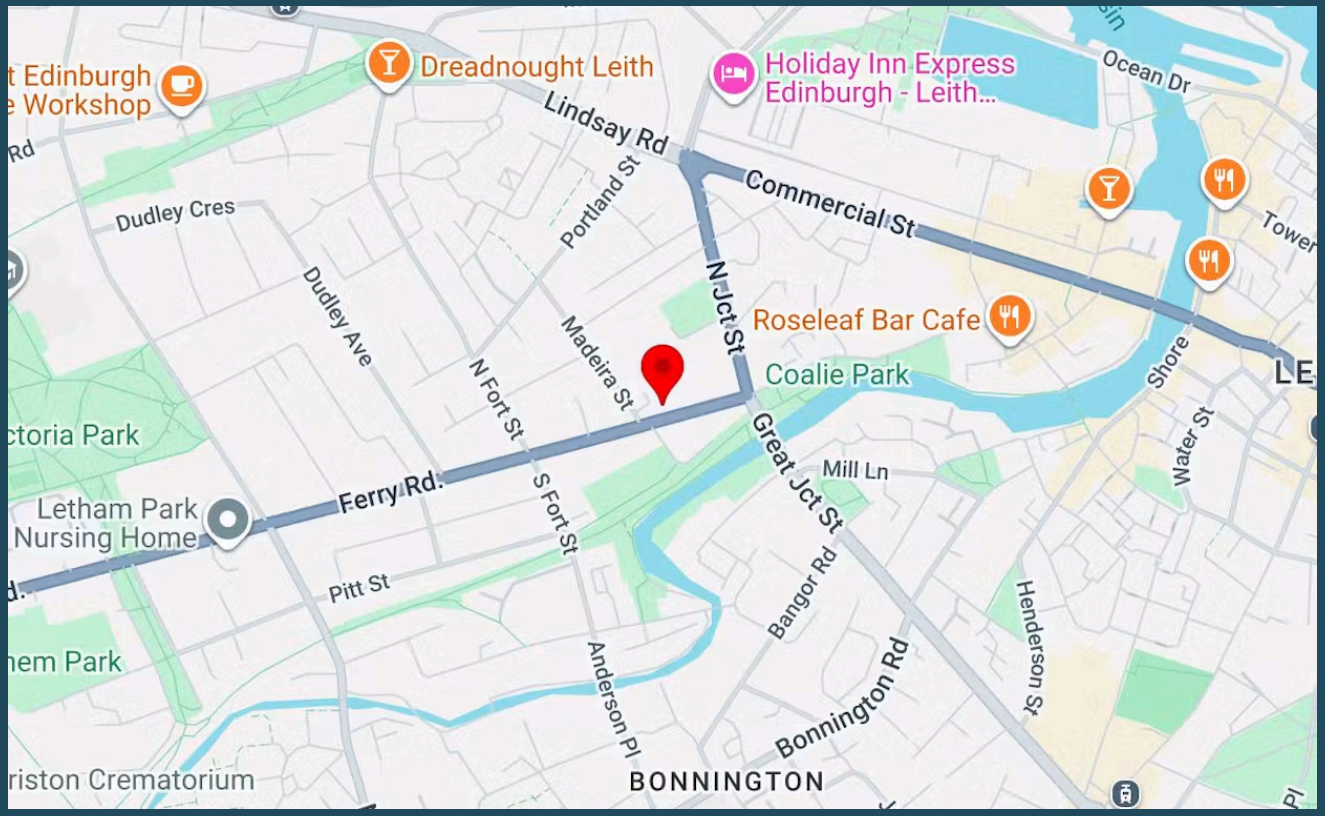
NON-DOMESTIC RATES
Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,500 per annum. More information can be found at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3999

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