

## HOT FOOD TAKEAWAY

- > LOCATED WITHIN THE BONNINGTON DISTRICT OF EDINBURGH
- > OFFERS OVER £12,500 PER ANNUM
- > PREMISES EXTENDS TO 56.85 SQM / 611SQFT
- > HIGH LEVELS OF PEDESTRIAN AND VEHICULAR PASSING TRAFFIC
- > ARRANGED OVER GROUND FLOOR
- > QUALIFIES FOR 100% RATES RELIEF
- > BENEFITS FROM FULLY FITTED COMMERCIAL KITCHEN
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENT



**TO LET**

**47 FERRY ROAD, EDINBURGH, EH6 4AF**

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) 0131 224 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)





**LOCATION**

The subjects are located on the south east side of Ferry Road in a block bounded by Largo Place to the west and Great Junction Street to the east within the Bonnington district of Edinburgh.

Ferry Road forms one of Edinburgh's main vehicular routes leading high volumes of traffic to and from the city centre with links to major arterial roads including the A90 and the A1.

Commercial occupiers located on the secondary retail parade include Star Nails & Spa, Muse Hair, Art and Crafts Studio, and Be Seated.

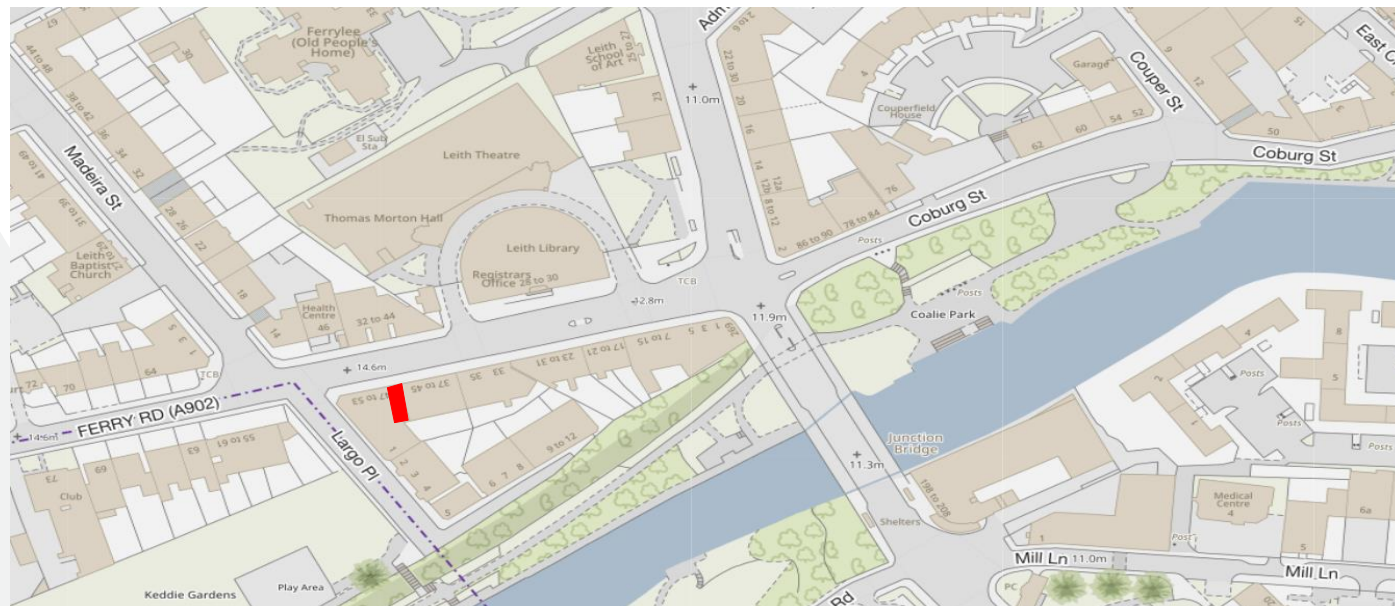
**DESCRIPTION**

The subjects comprise a prominent Hot Food Takeaway premises arranged over the ground floor of a traditional four storey stone build mid terraced tenement. The property benefits from a bus stop directly outside the premises which ensures frequent footfall & passing traffic.

Internally, the accommodation has a front sales area, counter area & WC compartment. To the rear, there is a fully fitted commercial kitchen & staff area/back shop.

**LEASE**

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £12,500 per annum.



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

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

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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ACCOMMODATION	SqM	SqFt
Ground Floor	56.85	611
<b>TOTAL</b>	<b>56.85</b>	<b>611</b>

The areas above have been calculated on a gross 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 £10,100 per annum which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

**ANTI MONEY LAUNDERING REGULATIONS**

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> 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.

**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.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**EPC**

Released on application.



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