

**TO LET**

SHOWROOM / RETAIL

SHORT TERM LEASE AVAILABLE

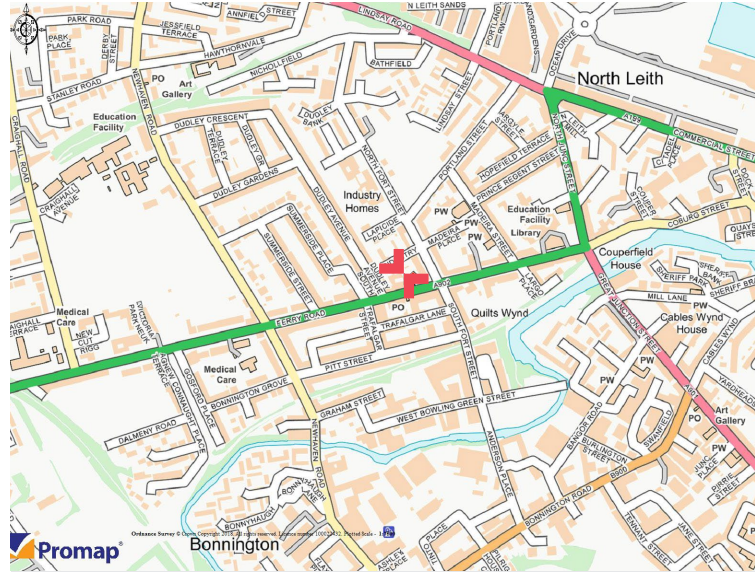
**GRAHAM  
SIBBALD**



## Unit 1, 120 Ferry Road, Edinburgh, EH6 4PG

- Excellent Transport Links
- Available For Immediate Occupation
- Prominent Roadside Frontage
- Extends to 211.59 Sq M / 2,278 Sq Ft
- Short Term Lease Available





To arrange a viewing contact:



**Murdo McAndrew**  
Chartered Surveyor  
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## LOCATION

The subjects are situated on the north side of Ferry Road, which forms part of the A902, a main trunk road into the Leith area of Edinburgh which is situated approximately 2.3 miles to the north east of Edinburgh's city centre. The surrounding area is mixed in nature with adjacent uses including high density tenemental properties with retail and residential use. Surrounding occupiers include BP Fuel Station, ELP Arbutnott McClanachan and Premier Express.

## DESCRIPTION

The subjects comprise a former car show room with associated office and workshop areas to the rear. The showroom area benefits from a prominent glazed frontage onto Ferry Road and is accessed via a timber and glazed pedestrian door. The subjects also benefit from a small courtyard situated centrally within the property.

The property is suitable for a variety of uses (STP)

The property is available via a short term lease/ flexible lease terms.

## ACCOMMODATION

Areas / Floor etc	Sq M	Sq Ft
Lot 1:	211.59	2,278

## RENTAL

Rent upon application.

## RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £17,700. The unified business rate is presently set at £0.48, excluding water and sewage, which are levied separately.

## LEGAL EXPENSES

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

## EPC

The EPC rating is band F.



## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: July 2023