



**ALLIED  
SURVEYORS  
SCOTLAND**

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**TO LET**

119 Ferry Road, Edinburgh, EH6 4ET

- ✔ Former Post Office now suitable for a range of Class 1A uses
- ✔ Situated in a busy parade of local shops with prominent signage provisions
- ✔ Qualifies for 100% rates relief (subject to tenant circumstances)

Commercial Valuation | Agency | Investment Advice  
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# ALLIED SURVEYORS SCOTLAND

## LOCATION

Ferry Road is located approximately 1.5 miles north of Edinburgh city centre. It is a principal trunk road which runs from Davidson Mains village through to the city's Leith area.

The property is situated on the south side of Ferry Road, towards its east end, with the property located between Dudley Avenue South and North Fort Street.

The subjects are situated on a busy parade of local shops in a mostly residential district. Surrounding commercial occupiers include Boots and Scotmid Co-operative.

## DESCRIPTION

The subjects comprise the ground floor of a two-storey building with a mansard roof. The upper floor is in residential use.

The property comprises a former post office with an aluminum and brick facing shop frontage and roller shutter.

Internally, the premises provides open plan retail space with a store plus staff area and WC to the rear.

## ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

67.4 sq m (726 sq ft)

## RENT

Our client is seeking £12,500 per annum (£240 per week).

## LEASE TERMS

The premises is available for lease on a full repairing and insuring (FRI) basis for a term to be negotiated.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £8,100. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

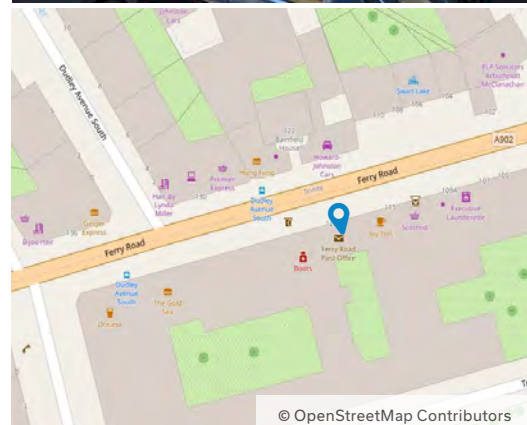
A copy of the recommendation report is available on request.

## LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455 | 07917 924 112  
[Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)