

# DM HALL

# For Sale / May Let

## Class 1A Premises

99 Ferry Road,  
Edinburgh,  
EH6 4DN



83.16 SQ M  
895 SQ FT

# Property Details

- Rare opportunity to acquire unique and vacant class 1A premises in Bonnington/Leith District
- Flexible premises suitable for a variety of purposes to include owner occupation, investment or residential conversion
- Former bank property boasting original period features
- Situated on return frontage providing excellent visibility
- Great residential catchment, passing vehicular trade and pedestrian footfall
- VAT free purchase
- Offers over £170,000

## LOCATION:

The A902 Ferry Road is located approximately 1.5m north of Edinburgh's City Centre and is surrounded by the popular districts of Leith, Bonnington, Inverleith and Trinity. Ferry Road benefits from excellent transport links and is a direct continuation of the A90 which provides access to the wider Scottish motorway network.

More specifically, the subjects are strategically located on a return frontage on the southside of Ferry Road, at the junction where North Fort Street meets South Fort Street. The premises is surrounded by various local and national occupiers to include ELP Solicitors and Estate Agents, Howard Johnston Cars, Scotmid and a BP Garage.

The exact location of the premises can be seen on the below appended plan:



# Property Details

## DESCRIPTION:

The subjects comprise a traditional ground floor and basement stone built premises contained as part of a larger 4 storey building, surmounted by what appears to be part slate mansard style and part flat roof coverings with what we assume to be a bituminous felt or similar type overlay.

The premises is accessed via a recessed entrance door on the corner of the building, that leads directly into an open plan office space with separate office/meeting room located off to the left-hand side. A staircase to the rear left of the premises leads to the basement which contains a W/C compartment, staff area/kitchenette with wall and base mounted units, as well as further storage and office space.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Office, sales	46.05	495
Basement	W/C, staff, storage, office	37.11	399
<b>TOTAL</b>		<b>83.16</b>	<b>895</b>

## SERVICES:

We understand the premises to benefit from mains electricity, water and heating by way of electric storage heaters.

## SALE TERMS:

Our clients are seeking offers over £170,000 for the outright purchase of their heritable interest (Scottish equivalent of English Freehold)

## LEASE TERMS:

Our clients are seeking offers over £16,000 per annum for a term to be agreed — please enquire for further information on rental.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, occupiers may benefit from 100% rates relief.

## PROPOSAL:

Any purchase proposals should be directed towards the sole selling agents at the below contact information.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

We understand that VAT is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

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