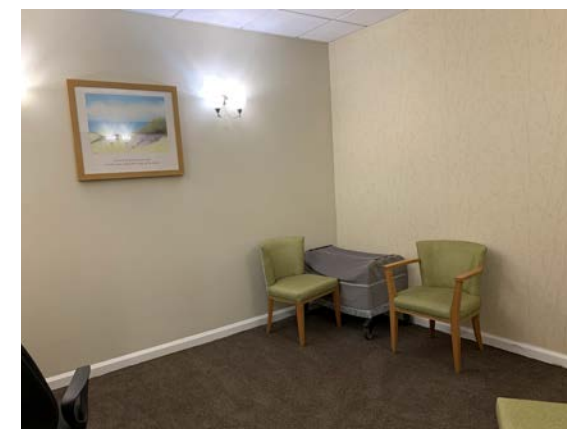


TO LET

RETAIL - SUB LEASE/ASSIGNATION

 GRAHAM
SIBBALD



649 Ferry Road, Edinburgh, EH4 2TX

- Prominent location and great local trade
- Parking readily available
- Rental £12,000 per annum exclusive of VAT
- Lease expires in 18th of July 2033
- Lease break option in October 2023
- Nearby occupiers include Dominos Pizza, Baynes Bakery and Dears Pharmacy



LOCATION

The subjects are located within the Crew Toll area of Edinburgh which is situated 2 miles to the north of the city centre. The property benefits from excellent transport links being situated on Ferry Road one of the main arteriole routes to through Edinburgh. The surrounding area includes mainly residential properties but the subjects lie within a small retail parade known as Drylaw shopping Centre.

The subjects are situated on the south side of Ferry Road. Drylaw Shopping Centre is situated within the catchment of Crew Toll in a highly populated residential area. Nearby occupiers include Domino's Pizza, Baynes Bakery and Dears Pharmacy.

The approximate location of the subjects is highlighted in on the map.

DESCRIPTION

The subjects comprise the ground floor of a two-story building of brick construction surmounted by a flat roof.

The unit benefits from a large glazed frontage and a single personal access door. The property also benefits from

a rear loading door. The property is protected by an electric roller shutter.

The ground floor, floor is of solid concrete construction is overlaid in carpet and linoleum dependent on location. The walls are plaster board and papered and the ceiling is suspended incorporating lighting. The first-floor benefits from WC, kitchen and store area.

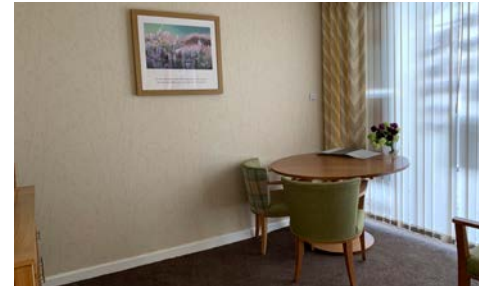
ACCOMMODATION

Retail

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Description	Sq m	Sq ft
649 Ferry Road	80.64	867
Total	80.64	867

EPC



To arrange a viewing please contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Murdo McAndrew
Surveyor
murdo.mcandrew@g-s.co.uk
0131 240 5311

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £8,000. The current rate poundage is 0.498/£1.00 (April 2020/2021).

Property benefits from 100% rates relief at the current assessment.

RENT

Rental is £12,000 per annum exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2020