

**TO LET**  
**RETAIL / WORKSHOP (SUI GENERIS)**



**120 Ferry Road,  
Edinburgh, EH6 4PG**

- Prominent retail/workshop unit extending to 212 Sq M (2,281 Sq Ft)
- Former car showroom suitable for a variety of business uses
- Flexible lease terms available (short or long term)
- Rent on application

## LOCATION

Ferry Road is one of the main arterial routes in the north of Edinburgh. It runs through several neighbourhoods, from Comely Bank and Inverleith in the west to Leith in the east, offering proximity to various popular parts of the city.

120 Ferry Road is located 2 miles north east of Edinburgh city centre, between two sought after residential areas of Bonnington and Trinity. The properties central location provides easy access to key destinations like the city centre, waterfront areas in Leith, and green spaces such as Inverleith Park and the Royal Botanic Gardens.



## DESCRIPTION

The current owners recently bought the whole site (120 Ferry Road & 4 Industry Lane) and plan to develop the rear of the site for continued commercial use.

They will leave the retail element (120 Ferry Road) as is, a former car showroom and workshop space.

The property is in shell condition.

## ACCOMMODATION

According to measurements taken on site the property extends to the following areas:

GIA: 212 Sq M (2,281 Sq Ft)

## TENURE

The property is available on standard FRI lease terms, on either a short or long term basis.

The Landlord is happy to explore a change of use for the right operator.

## RENT

Available upon application

## RATEABLE VALUE

The rateable value will need to be reassessed upon entry.

## LEGALS/ COSTS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## VAT

VAT may be chargeable on the rent.



To arrange a viewing please contact:



**MURDO MCANDREW**

**Associate**

murdo.mcandrew@g-s.co.uk

07799 159 665



**CORANN HENDERSON**

**Graduate Surveyor**

corann.henderson@g-s.co.uk

07776 844 275

---

#### 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. Date Published: June 2026

#### 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.