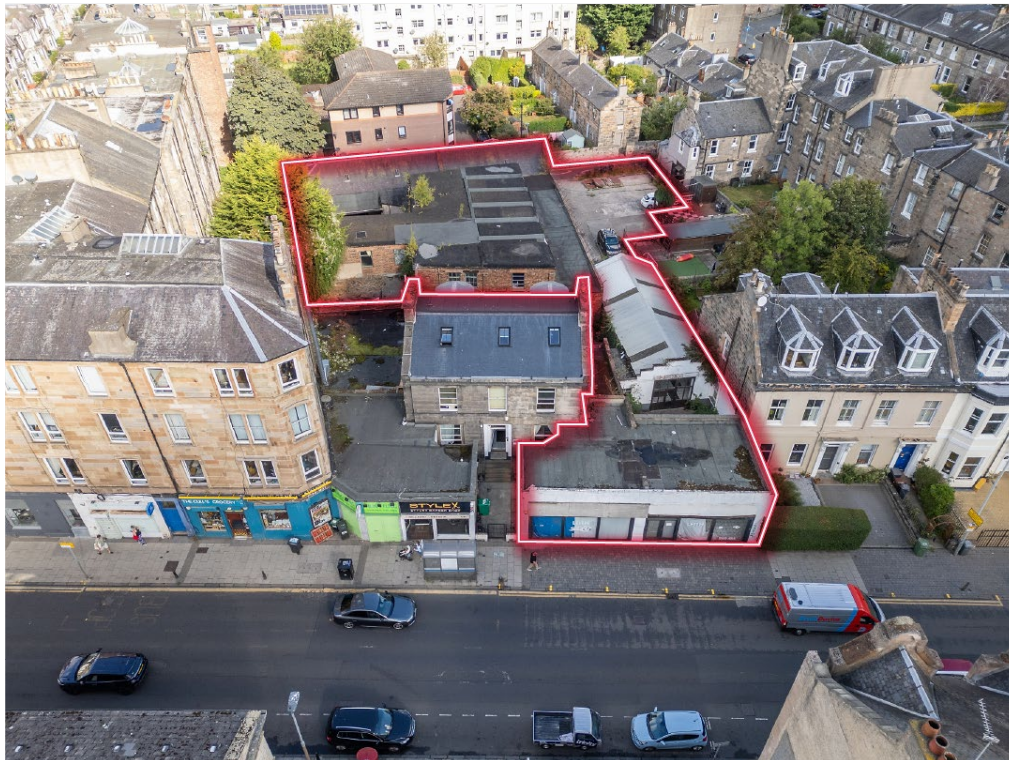


# FOR SALE

Mixed Use Development Opportunity in Central Edinburgh



120 Ferry Road & 4 Industry Lane  
Edinburgh  
EH6 4PG

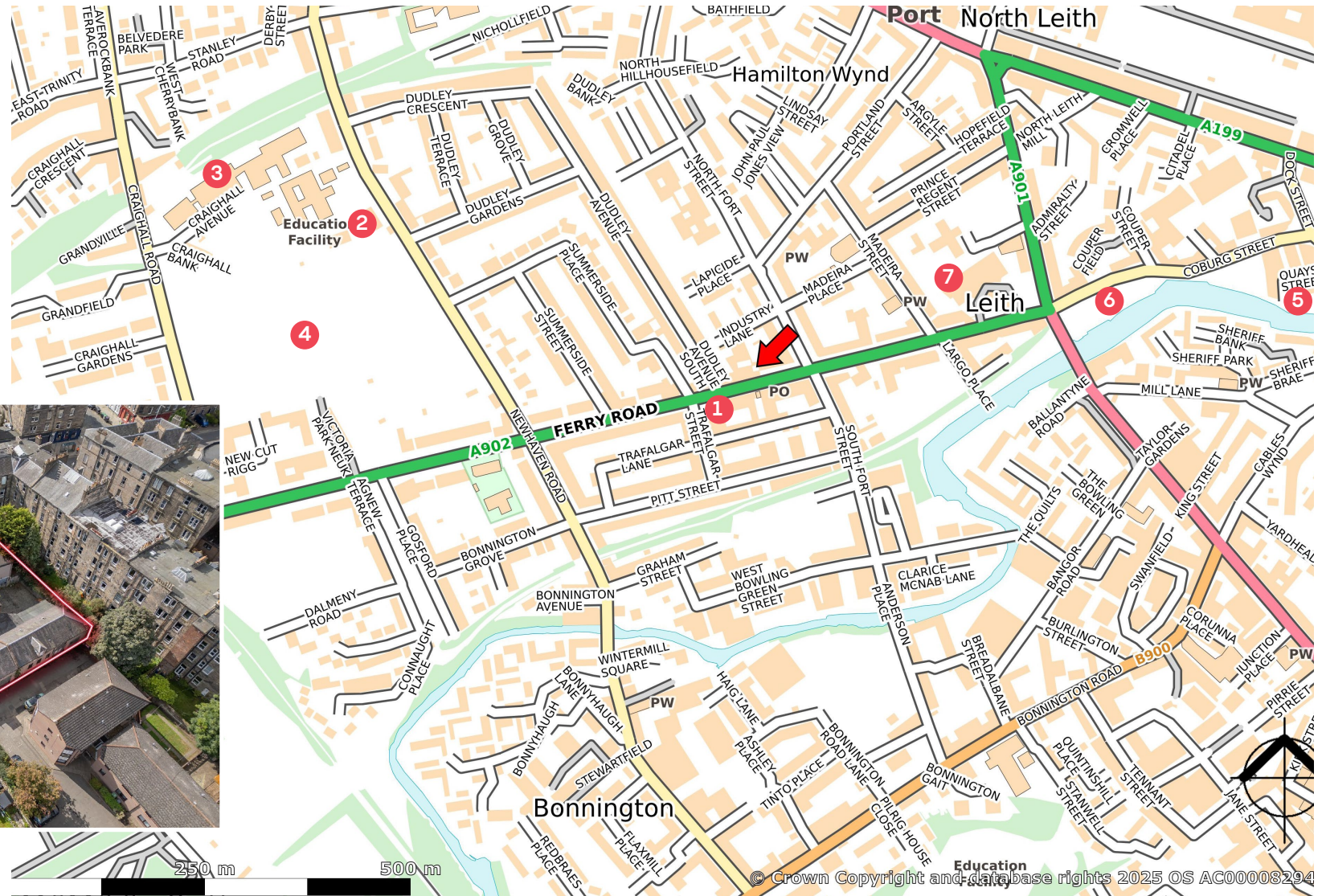
- Planning permission approved for 19 flats & large convenience store (3,750 sq ft)
- Located two miles from Edinburgh City Centre
- Prominent roadside location with excellent connectivity
- Planning Ref. No: [24/02377/CON](#) & [22/01621/Con](#)
- Inviting offers

## 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. The development site benefits from a bus stop in it's immediate vicinity offering regular services to and from the city centre.

- 1 Bus Stop
- 2 Trinity Primary School
- 3 Trinity Secondary School
- 4 Victoria Park
- 5 Leith Shore
- 6 Bike Path
- 7 Leith Theatre



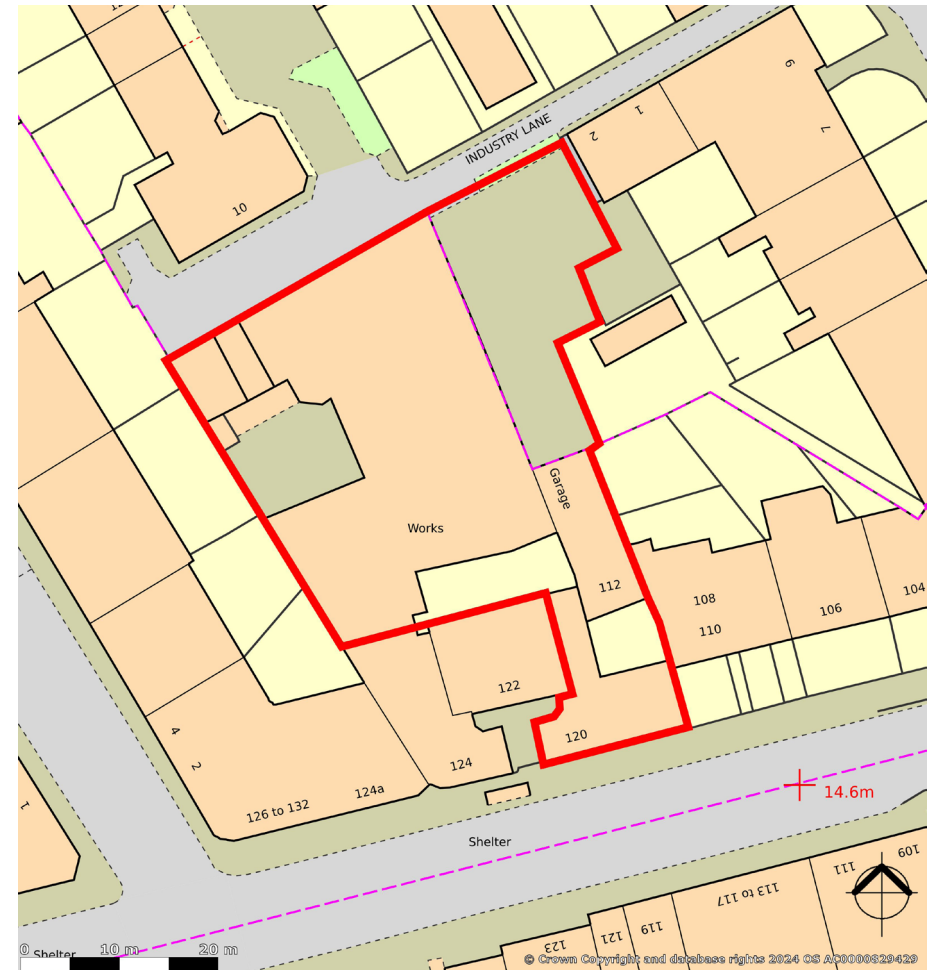
## DESCRIPTION

The subjects comprise a former car showroom/ garage (120, Ferry Road) which faces directly onto Ferry Road. This part of the property has approved planning permission for a 3,750 sq ft convenience store and 2 residential apartments.

The subjects also comprise a large two storey warehouse and car park to the rear (4 Industry Lane) which extends to 11,280 sq ft. It is accessed via Industry Lane which connects to North Fort Street. It has approved planning permission for 17 residential apartments.

## PROPOSED ACCOMMODATION SCHEDULE

UNITS	TYPE	FLOOR	BEDS	SIZE SQ M	SIZE SQ FT
<b>INDUSTRY LANE</b>					
GF - 1	Flat (MD)	G	1	57	613
GF - 2	Flat (Studio)	G	1	47	506
GF - 3	Flat (MD)	G	1	52	560
GF - 4	Flat (MD)	G	2	65	699
GF - 5	Flat	G	2	65	699
GF - 6	Flat(MD)	G	3	90	968
1F - 7	Duplex Flat	1st/2nd	2	88	947
1F - 8	Flat	1st	1	60	646
1F - 9	Flat	1st	2	68	732
1F - 10	Flat	1st	2	65	699
1F - 11	Flat	1st	3	90	968
1F - 12	Flat	1st	2	76	818
2F - 13	Flat	2nd	1	60	646
2F - 14	Flat	2nd	2	68	732
2F - 15	Flat	2nd	2	65	699
2F - 16	Flat	2nd	3	90	968
2F - 17	Flat	2nd	2	76	818
<b>TOTAL</b>			<b>32</b>	<b>1182</b>	<b>12718</b>
<b>FERRY ROAD</b>					
1F - 1	Flat	1st	2	65	699
2F - 2	Flat	2nd	2	65	699
<b>TOTAL</b>			<b>4</b>	<b>130</b>	<b>1399</b>
<b>OVERALL TOTAL (RESIDENTIAL)</b>			<b>36</b>	<b>1312</b>	<b>14117</b>
Convenience store				348	3,750



## PLANNING INFORMATION

The site has approved planning permission for the following:

- 120 Ferry Road, Edinburgh (Convenience store and 2 residential apartments) - Ref. No: 24/02377/CON
- 4 Industry Lane, Edinburgh (17 residential apartments) - [Ref. No: 22/01621/Con](#)

## PRICE

Offers are invited for the heritable interest.

Unconditional offers subject to title and contract are sought.

We would recommend that interested parties formally note their interest with the selling agents to be kept advised of any closing dates.

## COSTS

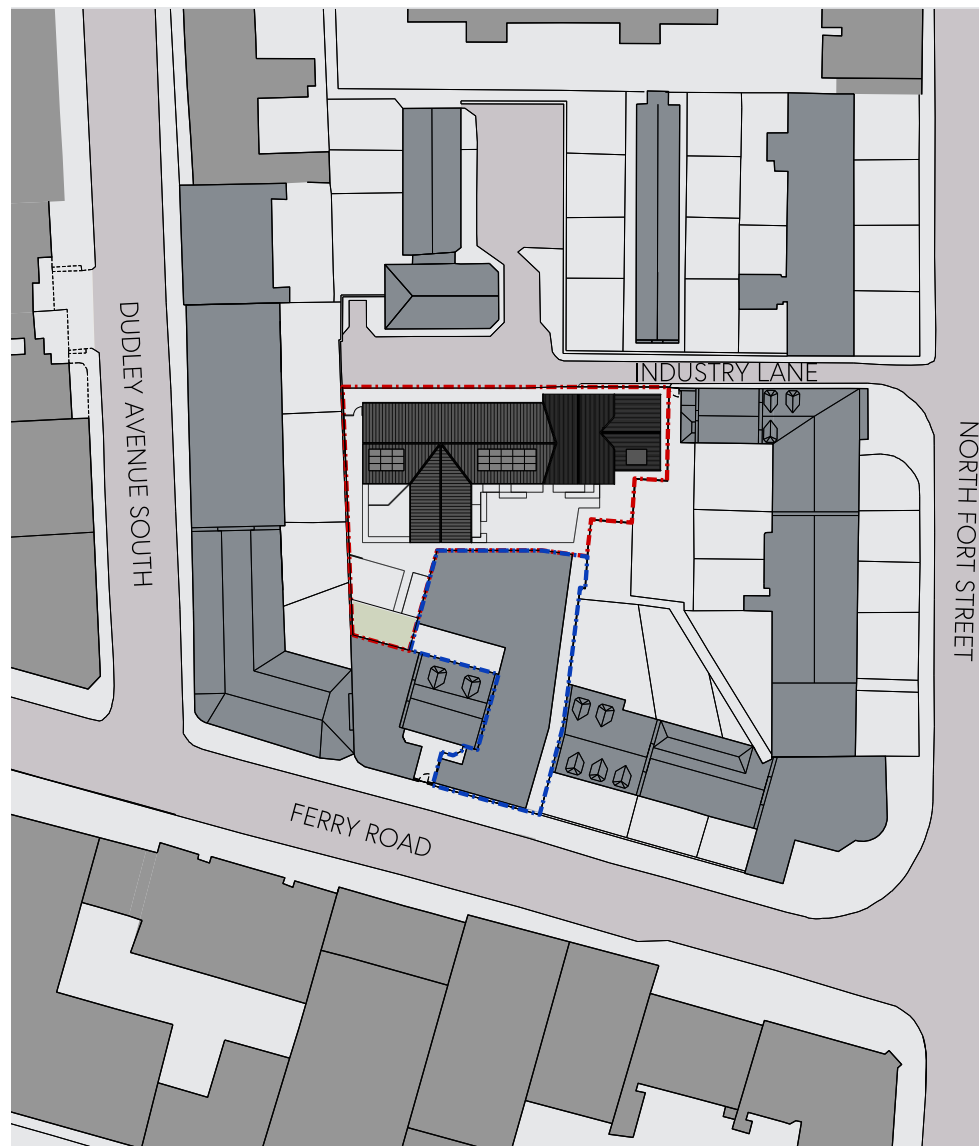
Each party to bear their own reasonably incurred legal costs. The purchaser will be liable for land and buildings transactional tax and registration dues incurred.

## VAT

VAT may be chargeable on the purchase price.

## ANTI MONEY LAUNDERING

Anti Money Laundering checks are required to be undertaken by Law upon the Purchasers and Sellers associated. Any documents supplied will be retained securely in line with Data Protection Act Regulations.



To arrange a viewing please contact:



**Peter Fleming**

Director

[peter.fleming@g-s.co.uk](mailto:peter.fleming@g-s.co.uk)

07968 566 670



**Murdo McAndrew**

Associate

[murdo.mcandrew@g-s.co.uk](mailto:murdo.mcandrew@g-s.co.uk)

07799 159 665

## 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. Date of Publication: August 2025