

FOR SALE  
RETAIL PREMISES



47 High Street,  
South Queensferry

- Excellent High Street location
- Idyllic setting with aspect over Firth of Forth
- NIA extending to 28.07 sq m (302 sq ft)

## LOCATION DESCRIPTION

The subjects are situated within the township of South Queensferry approximately 8 miles to the west of Edinburgh City Centre within West Lothian. South Queensferry lies on the southern shores of the Firth of Forth and provides a commuter town to Scotland's Capital City, with a resident population of some 9,000 people.

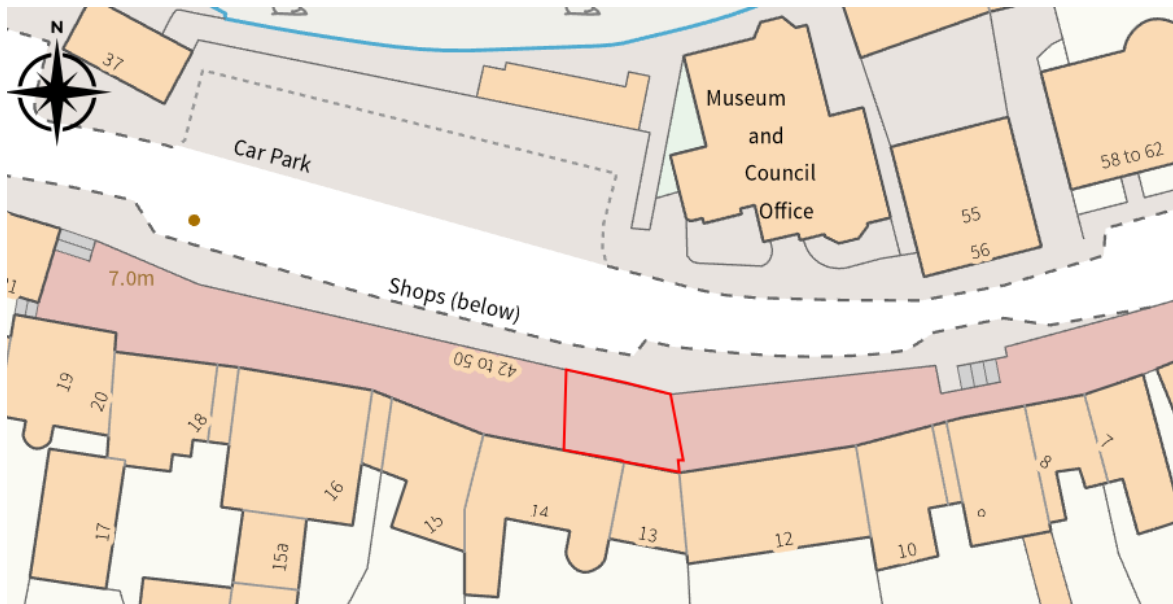
The M90 motorway, which connects the M9 with Perth, is located approximately 0.8 miles to the south of the Property. By road, the Property is located approximately 9 miles west of Edinburgh, 42 miles east of Glasgow, 122 miles northwest of Newcastle upon Tyne, 299 miles north of Birmingham and 413 miles northwest of London.

Dalmeny railway station is situated approximately 0.5 miles to the southeast of the Property. From Dalmeny there are direct services to Inverkeithing (7 mins), Dalgety Bay (11 mins) and Leven (50 mins).

Edinburgh Airport is situated approximately 2.9 miles (7.2 miles by road) to the south of the Property.

More precisely, the subjects lie on the south side of the High Street towards its middle extent within what would be considered a prime commercial locality within the Town Centre benefitting from unparalleled uninterrupted views to the Forth Rail Bridge and Firth of Forth in general. There is a degree of on street parking fronting the property with some additional car parking lying opposite; all parking which is subject to tariff.

Neighbouring occupiers comprise a mix of predominantly local retailers with regional representation also being noted within the vicinity. The High Street comprises a fine mix of commercial uses including retail, office, licensed and restaurant/café units.



## DESCRIPTION OF PROPERTY

The subjects comprise a single storey and mid terrace retail unit of stone construction set beneath an unusual roof design having a bitumen/felt or similar overlay which is formed by the walkway serving the properties set back and above the unit.

The unit has a traditional style retail display frontage of timber and single glazed design incorporating a single and recessed personnel entrance.

Internally, the subjects provide an open plan sales area with additional stock area.

The floor is solid in nature with a carpeted overlay. Walls are formed in plasterboard with painted/textured finishes. The ceiling is painted and textured.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Area basis:

Ground Floor – 28.07 sq m (302 sq ft)

## SALE PRICE

Offers over £120,000 are invited for the outright heritable interest.

## RATEABLE VALUE

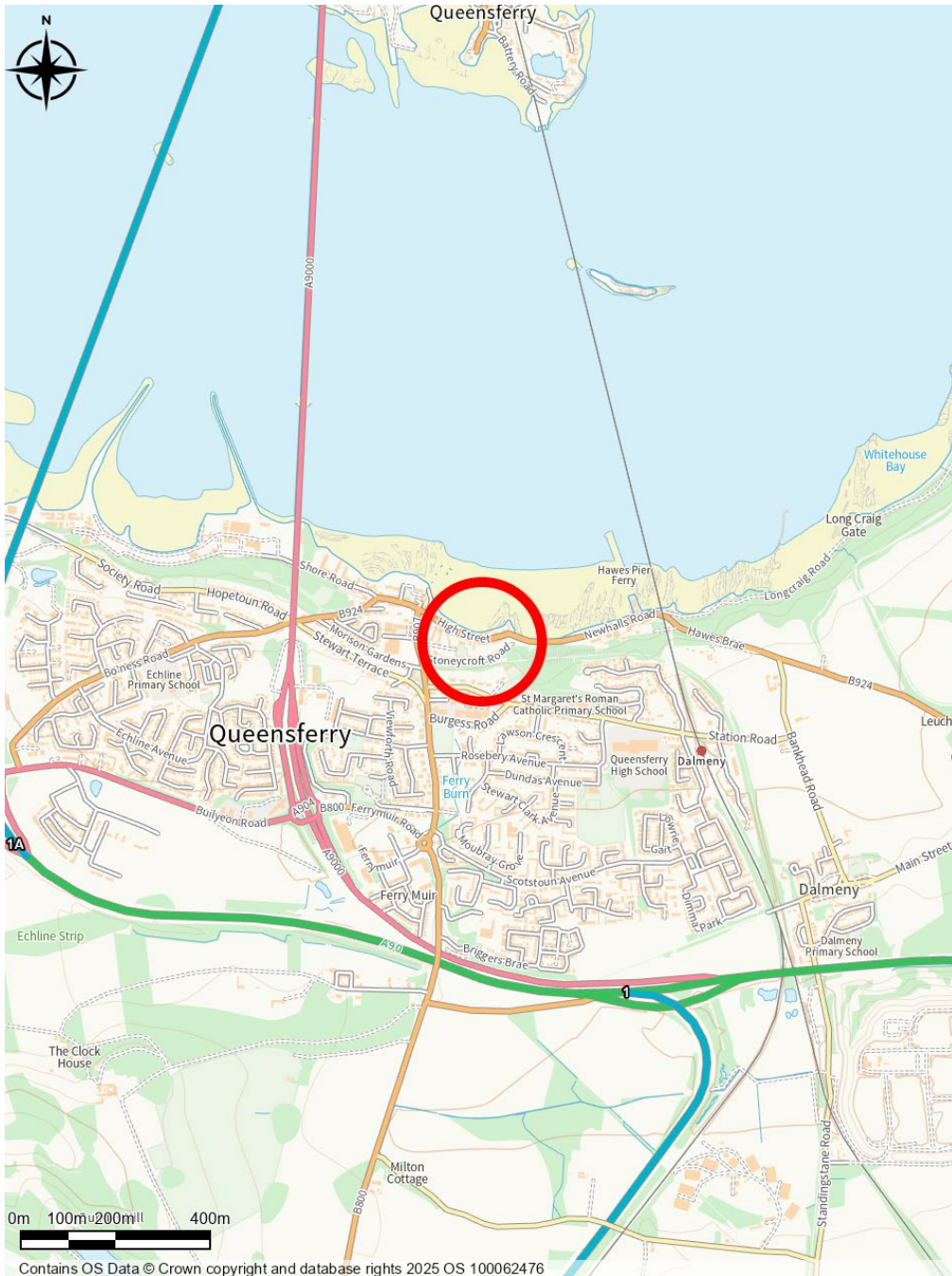
With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £5,700.

## VIEWINGS

By appointment with the sole sales agent only.

## LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction.



## VAT

All prices quoted are exclusive of VAT. Interested parties should satisfy themselves as to the incidence of VAT.

## EPC

EPC available upon request.

To arrange a viewing please contact:



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## 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. The property is sold as seen with no warranties given in relation to any appliances or service on site.
6. Date Published: February 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.