

TO LET  
RETAIL/CLASS 1A

 **GRAHAM  
SIBBALD**



**236 Blackness Road  
Dundee  
DD2 1RG**

- Ground Floor Commercial Unit
- Attractive and Well Presented Unit
- Busy Commercial Area
- Extends to 51.99 sq.m. / 560 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects themselves are located on the south side of Blackness Road on the corner of Abbotsford Street. The surrounding area is predominately residential in nature.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise a ground floor commercial unit within a 4 storey traditional stone and slate constructed building fronting this busy thoroughfare leading to the city centre from the west end of the city.

Internally, the subjects comprise a main retail area at the front with storage, kitchenette and WC facilities towards the rear. The unit benefits from a large display frontage onto Blackness Road with the potential for a return frontage to Abbotsford Street.

The property may suit a variety of uses, subject to consents.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	51.99	560





## RATEABLE VALUE

The subjects have a Net and Rateable Value of £7,400.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## EPC

Available on request.

## PRICE

The subjects are available To Let. Offers of £6,500 per annum are invited. Further information is available from the Sole Letting Agents.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



**GRANT ROBERTSON**  
Director

grant.robertson@g-s.co.uk  
01382 200064



**CHARLES CLARK**  
Commercial Property Agent

charles.clark@g-s.co.uk  
01382 200064

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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. Date Published: March 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.