TO LET
LOCK-UP GARAGES/STORES

GRAHAM SIBBALD



Lock-up Garages
Mains Loan, Dundee
DD4 7AB

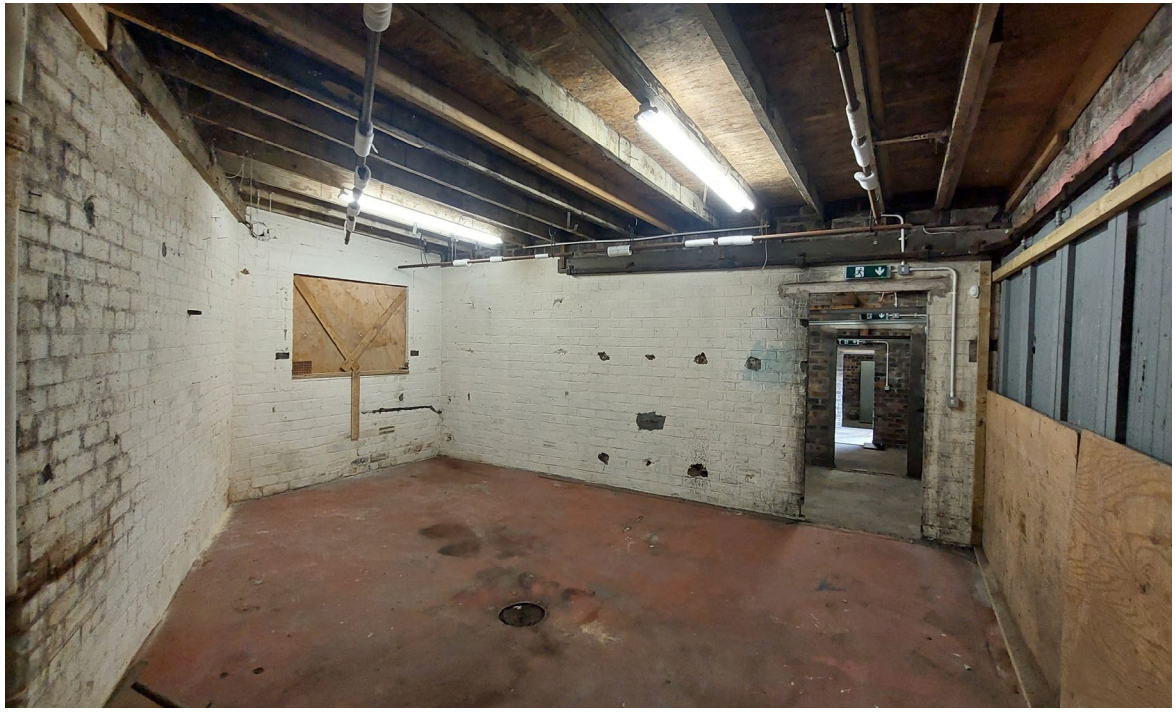
- Secure Lock-up Garages/Stores
- Ample On Street Car Parking
- Available as a Whole
- Extends to 99.21 sq.m. / 1,068 sq.ft.
- May Qualify for 100% Rates Relief

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 east side of Mains Loan, within a busy and well established mixed commercial and residential area situated approximately 1 mile north east of Dundee City Centre. The subjects are situated close to the junction with Albert Street and Molison Street. On street car parking is available.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a parade of 5 lock-up garages of brick block construction externally harled.

Internally, the floors are of concrete construction with access granted via a secure shutter roller and other vehicle garage style doors into each garage. All garages are interconnected within and benefit from strip lighting and an intruder alarm.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Garage Lock-ups	99.21	1,068

RATEABLE VALUE

The subjects have a Net and Rateable Value of £2,450.

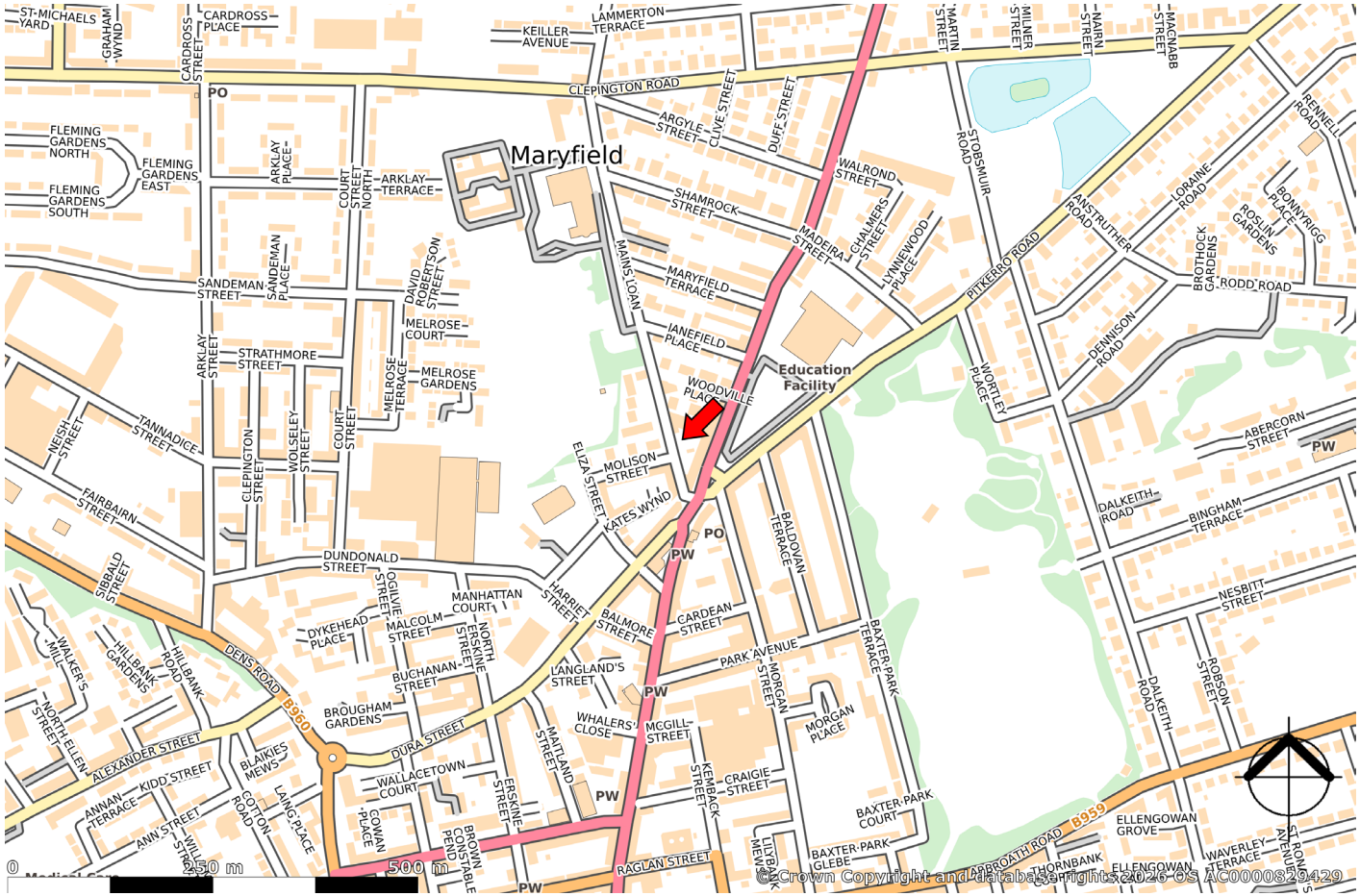
The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

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.

We envisage the tenant to cover all legal costs.



PRICE

The subjects are available To Let as a whole at a rent of £675 pcm. 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
Property Agent
charles.clark@g-s.co.uk
01382 200064

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: April 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.