

**560 Cowbridge Road East, Canton
Cardiff
CF5 1BP**

Showroom 17'6" x 11'9"

Entered via a glazed door into this light and spacious showroom. Large window fronted. Radiator. Door leading to rear hall. Door leading into:



Kitchen

Base unit. Sunk unit with hot and cold water supply. Window. Wall mounted gas combination boiler that fires domestic hot water & central heating system.

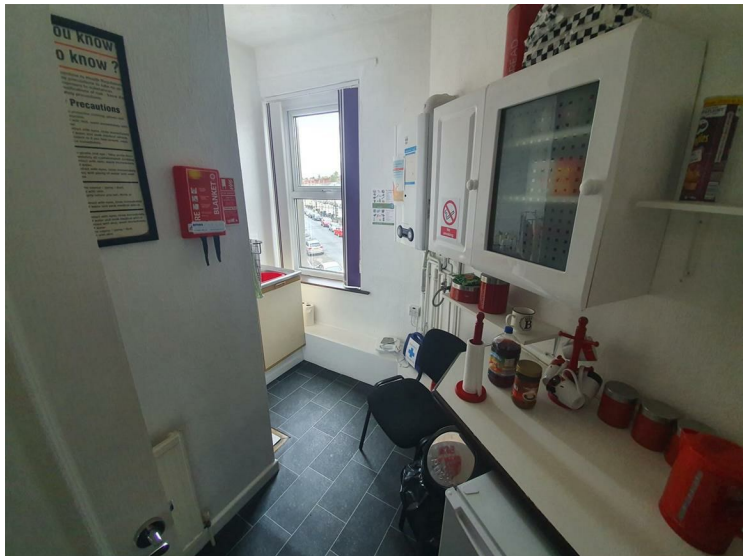
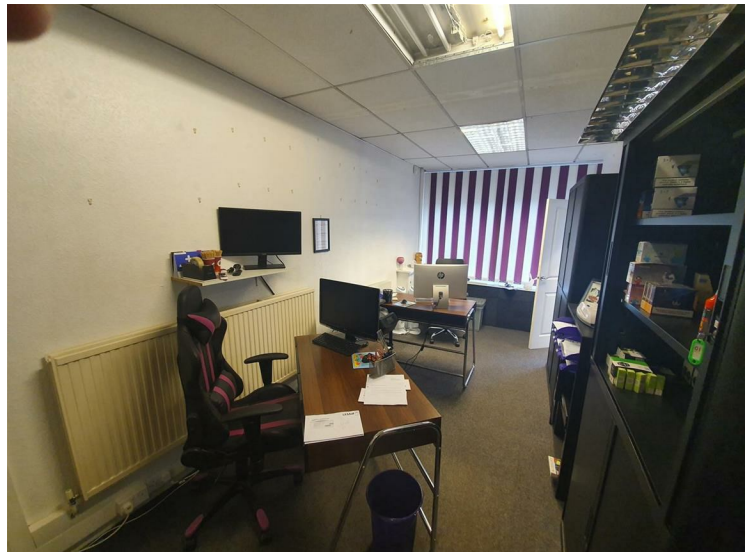


VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Office/Boardroom 18'6" x 8'6"

A generous sized and versatile room with window to front. Radiator. Door leading to rear hall,



Cloakroom W.C. 8' x 7'

Low level W.C. Wash hand basin. Window.

Hall

Stairwell rising to first floor landing.

First Floor Landing

Door of leading into:

Office/Boardroom 2 19' x 10'9"

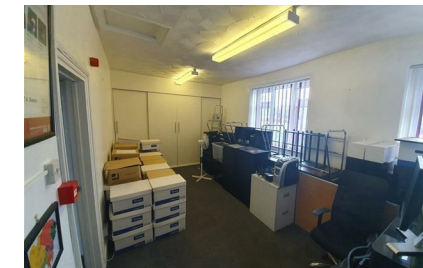
Most spacious room with two windows to front. Recess fitted stationary cupboards. Radiator. Door leading to:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Situated At Ely Roundabout Being Conveniently Located For Transport Links To The City Centre & M4 Can Be Found This Much Improved End Of Terrace Traditional Built Commercial Property Presently Used As A Vape Shop. The Property Is To Be Found In Very Good Order Throughout And Boasts Gas Central Heating, Air Condition System, Fire & Security System To Include Cameras And Recently Installed Remote Controlled Roller Shutters. Accommodation Briefly Comprising Of 18' Shop/Showroom, 18' Office Boardroom, First Floor 18' Office, Kitchen & Cloakroom W.C. Excellent Potential For A Small Business And Can Be Used As Retail Shop, Office, Surgery Etc.....£210,000. May Consider A Long Lease of £950.00 Per Calendar Month.