



**100 Whitchurch Road, Cardiff, CF14 3LY**  
**£1,100**

Welcome to this fantastic commercial property located on Whitchurch Road in Cardiff. This commercial lock-up shop unit is now available for lease, offering a prime location directly opposite Companies House. Spanning across a generous square footage, this unit features a spacious shop floor that is perfect for displaying your products or setting up your services. Additionally, the property includes a convenient kitchen area, a well-maintained WC, and ample storage space, providing you with all the essentials to run your business smoothly. One of the standout features of this property is the high-security electric roller shutter, ensuring the safety and protection of your valuable assets even outside of business hours. Situated in the popular area of Whitchurch Road, you'll benefit from high footfall and visibility, ideal for attracting customers and growing your business. With A1 consent already in place, you can kickstart your business venture without any delays. Don't miss out on this incredible opportunity to establish your business in a sought-after location with great potential. Contact us today to arrange a viewing and take the first step towards making this commercial property your own.



# Floor Plan



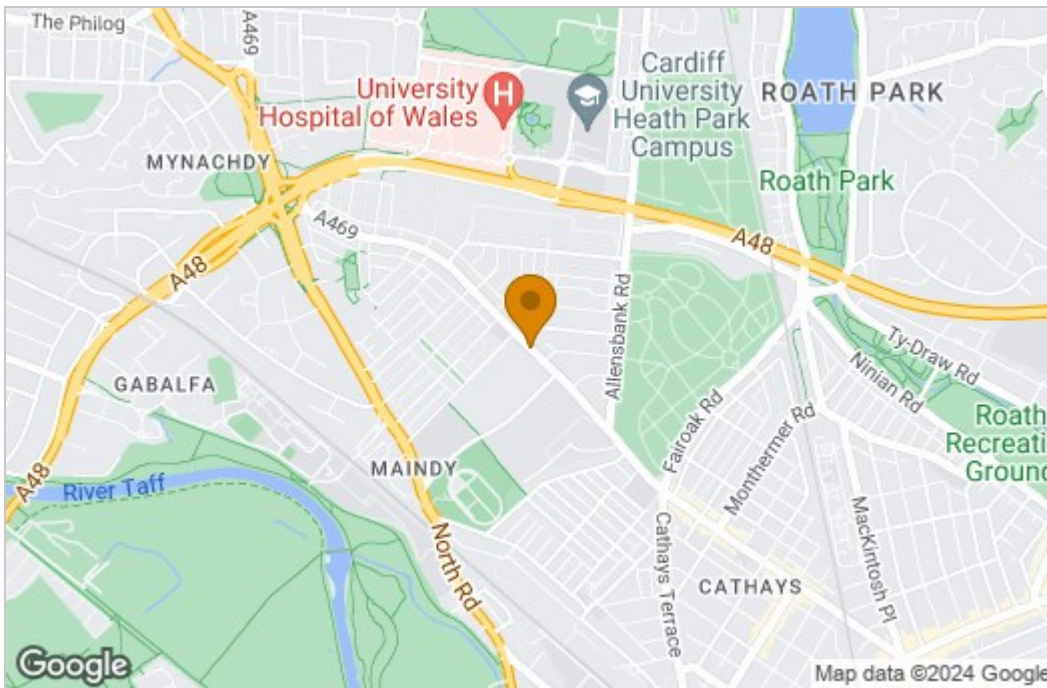
**Approximate total area<sup>(1)</sup>**  
 619.54 ft<sup>2</sup>  
 57.56 m<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**


# Area Map



# Energy Efficiency Graph

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

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

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