



LOWER CATHEDRAL ROAD












## LOWER CATHEDRAL ROAD

, CF11 6LU - £1,000 PCM

 null bedroom(s)  1 bathroom(s)  1373.00 sq ft

\*\*\*12 MONTH INITIAL LET AVAILABLE\*\*\* A fantastic opportunity to acquire an extremely spacious commercial unit in a prime location that would work for a multitude of business types. Located on Lower Cathedral Road the property is just a 5-minute walk to the City Centre.

Set over two floors, the property offers 5 spacious rooms and two entry points.

An additional storage unit is available subject to negotiation.

### PROPERTY SPECIALIST

**Jon Hooper-Nash**  
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Director












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



































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Spacious commercial space in a prime location

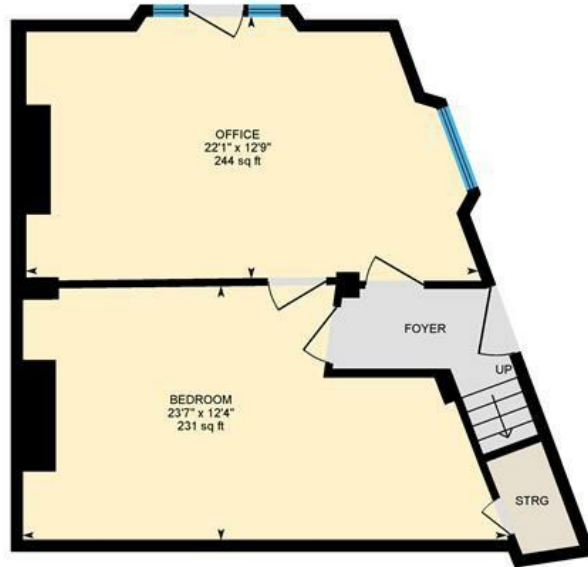
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Comments by Jon Hooper-Nash



# Lower Cathedral Rd, Riverside, CRF

Main Building: Total Interior Area 1373.19 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross