



Llanishen Street,  
Heath,  
CF14 3QE



Per Month  
£500 Per Month

0 Bedrooms  
Garage

**\*\*\*WORKSHOP/GARAGE\*\*\*** A lane accessed building over two floors offering versatile working space, most recently used as a garage. Located off Llanishen St in Heath, this commercial unit has good security with optional large roller shutter side access. Large floor space to ground floor with toilet, staircase to two further rooms on the first floor. Mains water and electricity. On road parking. Lease terms negotiable. Available March 2026.

## Features

- **\*\*\*WORKSHOP/GARAGE\*\*\***
- Commercial Unit Off Llanishen St in Heath
- Most Recent Use - Garage
- Lane Access and Location/Secure Entry Door
- Large Roller Shutter to Side Entrance
- Building Over Two Floors/Open Space and WC to GF/Two Rooms to FF
- New Lease Terms Available
- Mains Electricity and Water
- Available March 2026/Term Negotiable



## Information

- Tenure:
- Council Tax Band:
- Floor Area: sq ft
- Current EPC Rating:
- Potential EPC Rating:



0 BEDROOMS



0 BATHROOMS



0 RECEPTION ROOMS



ENERGY RATING:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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