

# clever



## 45 Clifton Street

, Cardiff, CF24 1LS

**£750 Per month**



\*\*\*SPACIOUS SHOP BASED IN A POPULAR HIGH STREET\*\*\*

Nestled in the vibrant area of Clifton Street, Cardiff, this commercial unit presents an excellent opportunity for those seeking to establish a business in a prime location. Previously operated as a hair salon, the space is well-suited for a variety of retail or service-oriented enterprises.

With a rental price of £750.00 per calendar month, this property offers an attractive proposition for entrepreneurs looking to make their mark in a bustling community. The surrounding area is known for its lively atmosphere, drawing in both locals and visitors alike, ensuring a steady flow of foot traffic that is essential for any successful business.

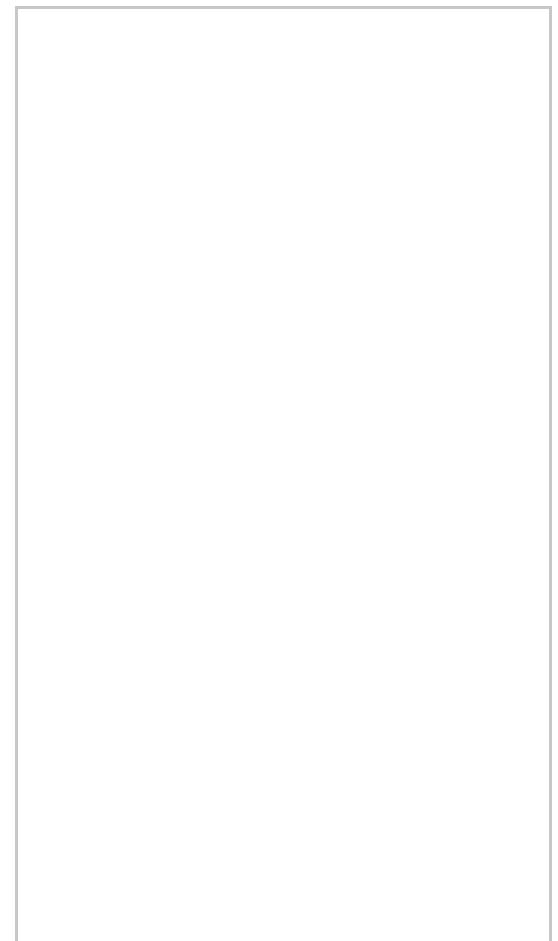
The unit boasts a versatile layout, allowing for easy adaptation to meet the specific needs of your venture. Its previous use as a hair salon means that it is already equipped with essential plumbing and electrical fittings, making it a convenient choice for those in the beauty industry or similar fields.



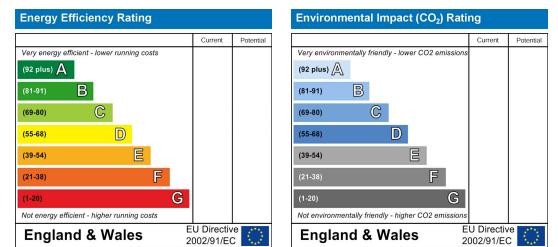
## Area Map



## Floor Plans



## Energy Efficiency Graph



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