



398-400 St John Street

London, EC1V 4NJ

Double Fronted Retail Unit

Size:

2,004 sq ft

Rent:

£80,000 per annum

Service Charge:

£3.75 per sq ft

Business Rates:

£33,280 per annum

Possession:

Available Immediately

- Double fronted unit
- Kitchen in situ
- Open plan space
- Large basement area
- Prominent position

Interested?

Request more information.

020 3077 3456

comagency@danielwatney.co.uk

Description

The double unit offers ground and basement retail space falling within the new E use class, most suitable for grab & go food offering. However due to the size of the unit and the open plan floor space, there is no reason why alternative use classes cannot be considered. The property benefits from a prominent retail frontage with great signage possibilities to any incoming tenant. The property has a number of well known brands (such as Pret, Camerich and Banana Tree) in close proximity .

Location

Angel Southside is a large mixed use development located in the triangle between St John Street, Owen Street and City/Goswell Road located less than 5 minutes' walk from Angel tube station and the popular Upper Street to the north.

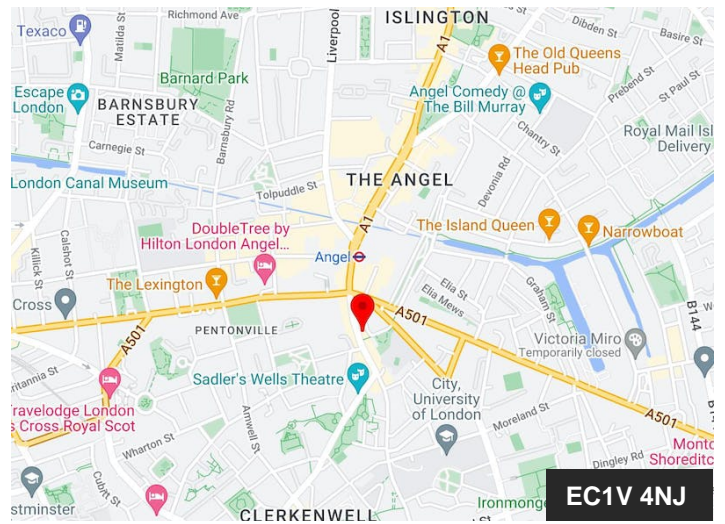
Accommodation

The accommodation comprises of the following:

	sq ft	sq m	Availability
Lower Ground	751	69.77	Available
Ground	1,253	116.41	Available
Total	2,004	186.18	

Business Rates

Rates payable: £33,280 per annum
(based upon Rateable Value: £65,000)



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