



## 398 St John Street

London, EC1V 4NJ

Retail unit benefiting from prominent frontage.

Size:

**832 sq ft**

Rent:

**£40,000 per annum**

Business Rates:

**£14.95 per sq ft (Estimated 2024)**

Possession:

**Available Immediately**

- Recently refurbished to white box specification
- Open plan space
- Large basement area
- Prominent position

**Interested?**

**Request more information.**

**020 3077 3456**

**comagency@danielwatney.co.uk**

## Description

The unit offers ground and basement retail space falling within the new E use class. 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 the following areas:

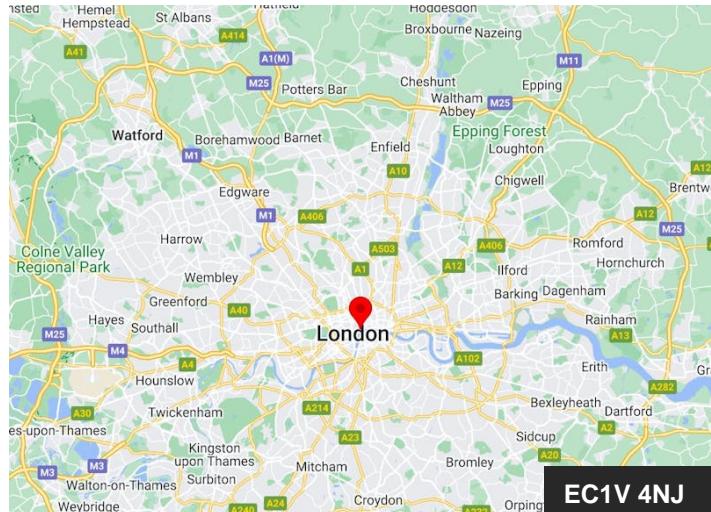
|              | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 508        | 47.19        | Available    |
| Lower Ground | 324        | 30.10        | Available    |
| <b>Total</b> | <b>832</b> | <b>77.29</b> |              |



## Business Rates

Rates payable: £14.95 per sq ft

(Estimated 2024)



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