



400 St. John Street

London, EC1V 4NJ

Newly refurbished retail unit in prime Angel location.

Size:

827 sq ft

Rent:

£40,000 per annum

Service Charge:

£4.27 per sq ft (2024)

Business Rates:

£15 per sq ft (Estimated 2024)

Possession:

Available Immediately

- Newly refurbished
- Ground and lower ground space
- Prominent location

**Interested?
Request more information.**

**020 3077 3456
comagency@danielwatney.co.uk**

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	297	27.59	Under Offer
Ground	530	49.24	Under Offer
Total	827	76.83	

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, Banana Tree and 1Rebel) in close proximity .

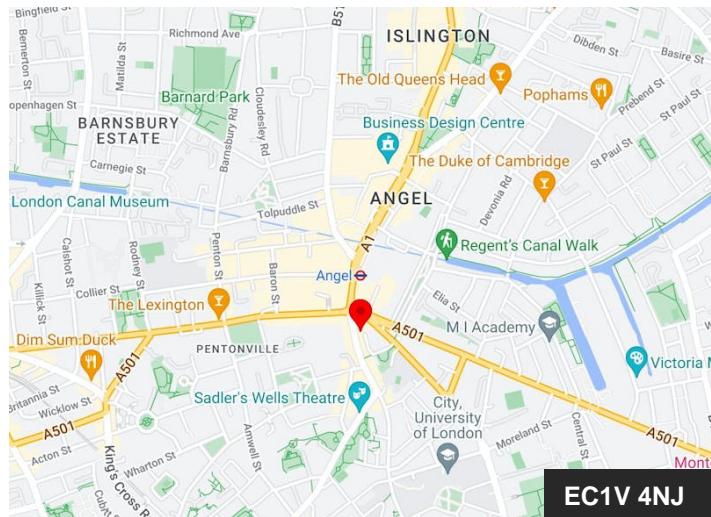
Location

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.

Business Rates

Rates payable: £15 per sq ft

(Estimated 2024)



Ross Crummey

07714956016

rcrummey@danielwatney.co.uk

James Little

07510926395

jlittle@danielwatney.co.uk

Bethan McMurrough

07730212417

bmcmurrough@danielwatney.co.uk