



## 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)**

- 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](mailto: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 .

The Unit will be available subject to the surrender of the current lease.

## 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

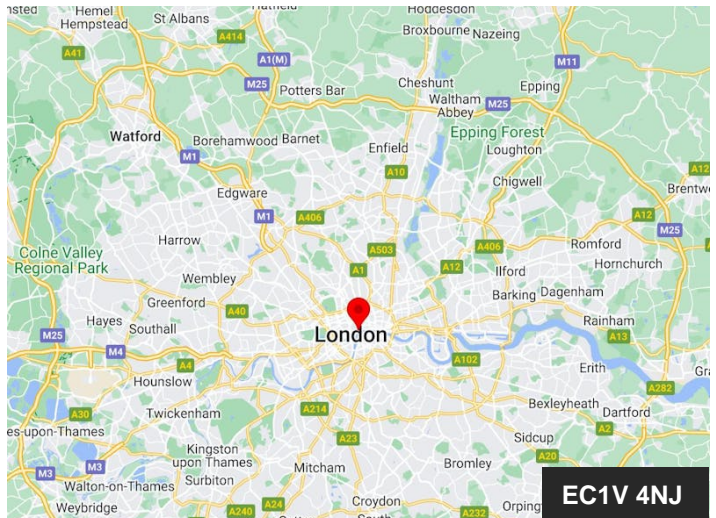
The accommodation comprises the following areas:

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

## Business Rates

Rates payable: £14.95 per sq ft

(Estimated 2024)



## Ross Crummey

07714956016

rcrummey@danielwatney.co.uk

## Sam Cook

07761206330

scook@danielwatney.co.uk