



## 394 St. John Street

London, EC1V 4NJ

Prominent corner retail unit that can be utilised by multiple occupiers.

Size:

**2,865 sq ft**

Rent:

**Rent on application**

Service Charge:

**£4.50 per sq ft**

Business Rates:

**£15.85 per sq ft**

- Prominent Corner
- Great natural light
- Good ceiling heights
- High footfall area
- High Street neighbourhood feel

**Interested?**

**Request more information.**

**020 3077 3456**

**comagency@danielwatney.co.uk**

## Description

The unit has double frontage on St John Street and has two entrances and 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.

## 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.

Neighbouring tenants such as; 1Rebel, Pret a Manger, Banana Tree

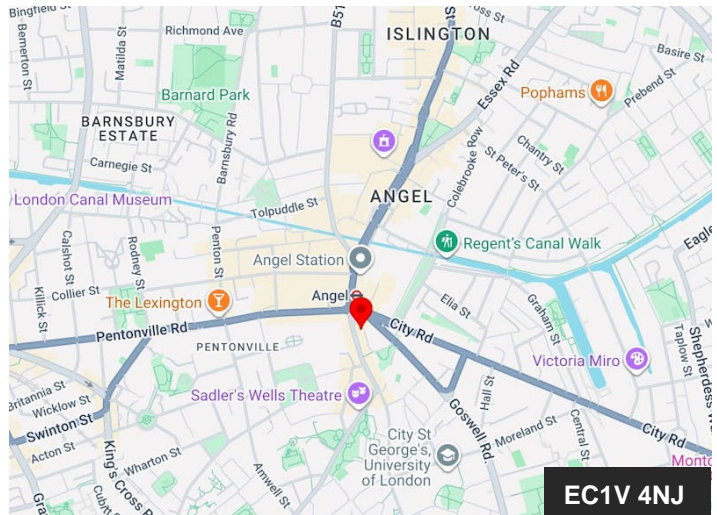
## Accommodation

The accommodation comprises the following areas:

	sq ft	sq m	Availability
Ground	1,691	157.10	Available
Lower Ground	1,174	109.07	Available
<b>Total</b>	<b>2,865</b>	<b>266.17</b>	

## Business Rates

Rates payable: £15.85 per sq ft  
(based upon Rateable Value: £91,000)



## Ross Crummey

07714956016  
rcrummey@danielwatney.co.uk

## Sam Cook

07761206330  
scook@danielwatney.co.uk