

TO LET



**STIRLING
ACKROYD**

357 GOSWELL ROAD, LONDON, EC1V 7JL
PROMINENT SHOP FRONT MOMENTS AWAY FROM ANGEL STATION

Restaurant / takeaway- prime Angel location

A distinctive former bank building located just moments from Angel Underground Station. Most recently operated as a takeaway, the premises benefits from existing kitchen extraction and the potential to install toilet facilities. Its prominent single-frontage offers excellent visibility, making it ideal for client-facing businesses. Suitable uses include food and beverage operators, convenience retail, or professional services such as accountants and solicitors.

- Shop Front
- Extraction in situ
- Ground and Lower Ground
- Heavy footfall
- Moments away from Angel Underground station
- Self-contained



Location

Located on the corner of Goswell Road and St John Street which is on the busy junction with Islington High Street, City Road and Goswell Road. The N1 shopping centre and Upper Street are minutes away and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, banks and restaurants. The property benefits from a multitude of different transport links, with numerous bus routes and Angel Underground (Northern Line) being within 2 minute

Transport Links



Angel
0.1 miles



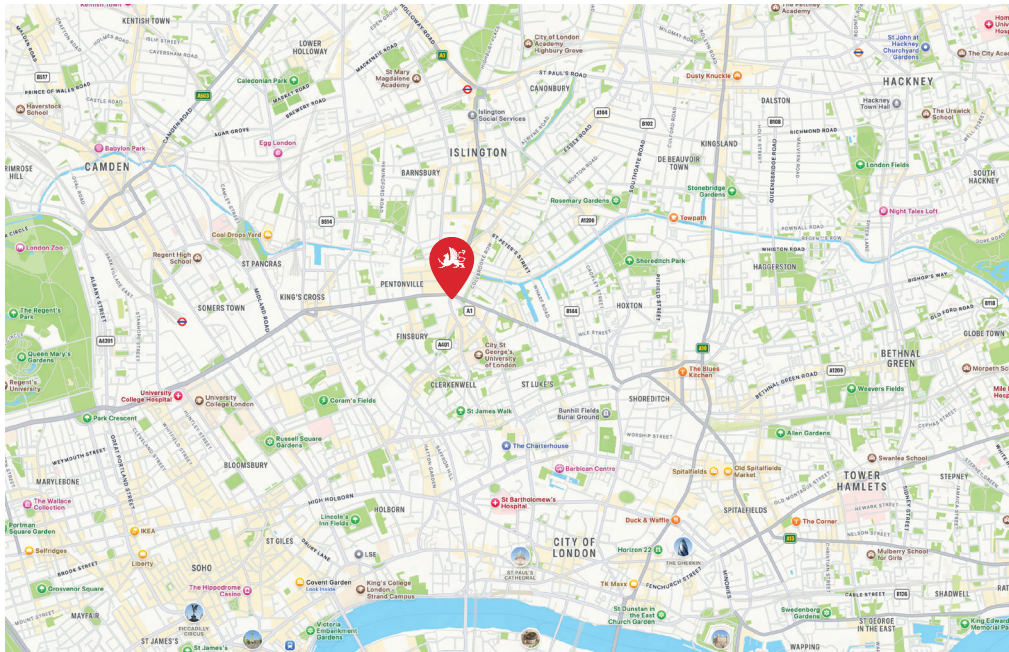
Kings Cross
0.7 miles



Essex Road
0.7 miles



**Kings Cross St.
Pancras**
0.8 miles



Accommodation/Availability

Unit	Sqft	Sqm	Rent	Rates Payable	Service Charge	Total Year	Availability
Basement	488	45.34	-	-	-		Available
Ground	372	34.56	-	-	-	-	Available
Total	860	79.9	£58,500/ annum	£9,400/ annum	£1,790	£69,690	Available

Lease Information

Lease	New lease
Service Charge	£4 per sq ft approx.
VAT	Applicable
EPC	D



Viewing & Further Information



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