

398 St John Street

832 sq ft / 77.29 sq m
Retail To Let

Comprehensively refurbished E- Use
Class unit available in Angel.

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398 St John Street

Description

The unit offers ground and basement retail space falling within the use Class E. 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, 1Rebel and Banana Tree) in close proximity, as well as independent operators.

Amenities

- Kitchenette
- Good footfall
- Prominent frontage
- Recently refurbished



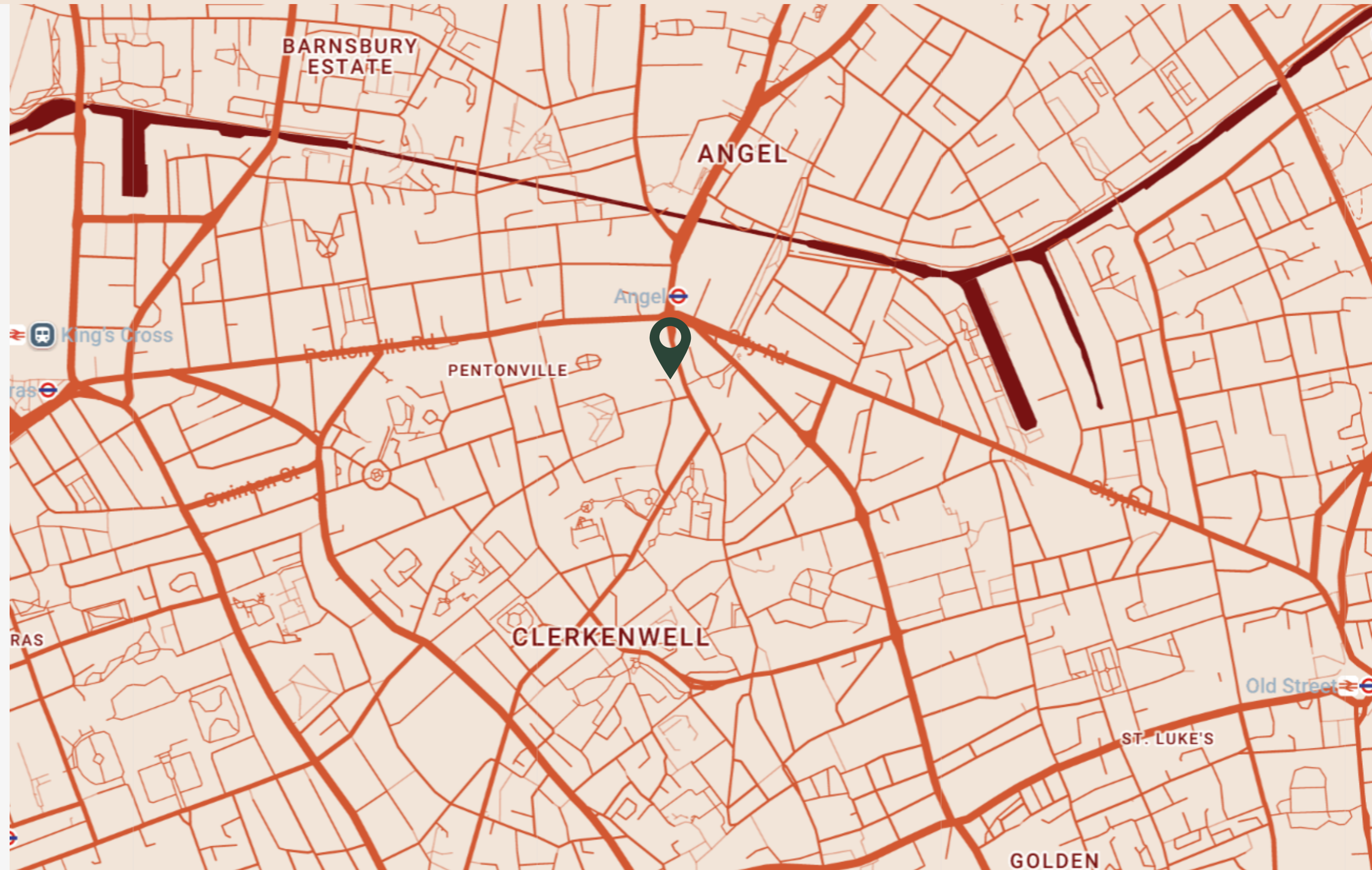


Location

Local Attractions

398 St John Street occupies a prominent position on one of Clerkenwell and Angel's principal thoroughfares, linking the City fringe with Islington. The property forms part of the Angel Southside mixed-use development, situated at the junction of St John Street, Owen Street and Goswell Road, less than a five-minute walk from Angel Underground Station (Northern Line) and within easy reach of Farringdon and Old Street.

Nearby occupiers include Pret A Manger, Banana Tree, 1Rebel and numerous independent operators



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Terms

Tenure

New FR&I Lease available directly from the landlord.

Rent

£40,000 per annum exclusive

VAT

The building is elected for VAT

EPC

B 42

Availability

Floor	Unit		
	NIA (sq m)	NIA (sq ft)	Quoting Rent
Grd	47.19	508	
BMT	30.10	324	
TOTAL	366	832	£40,000

For more information please contact us

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