

357 Goswell Road, Islington, London, EC1V 7JL



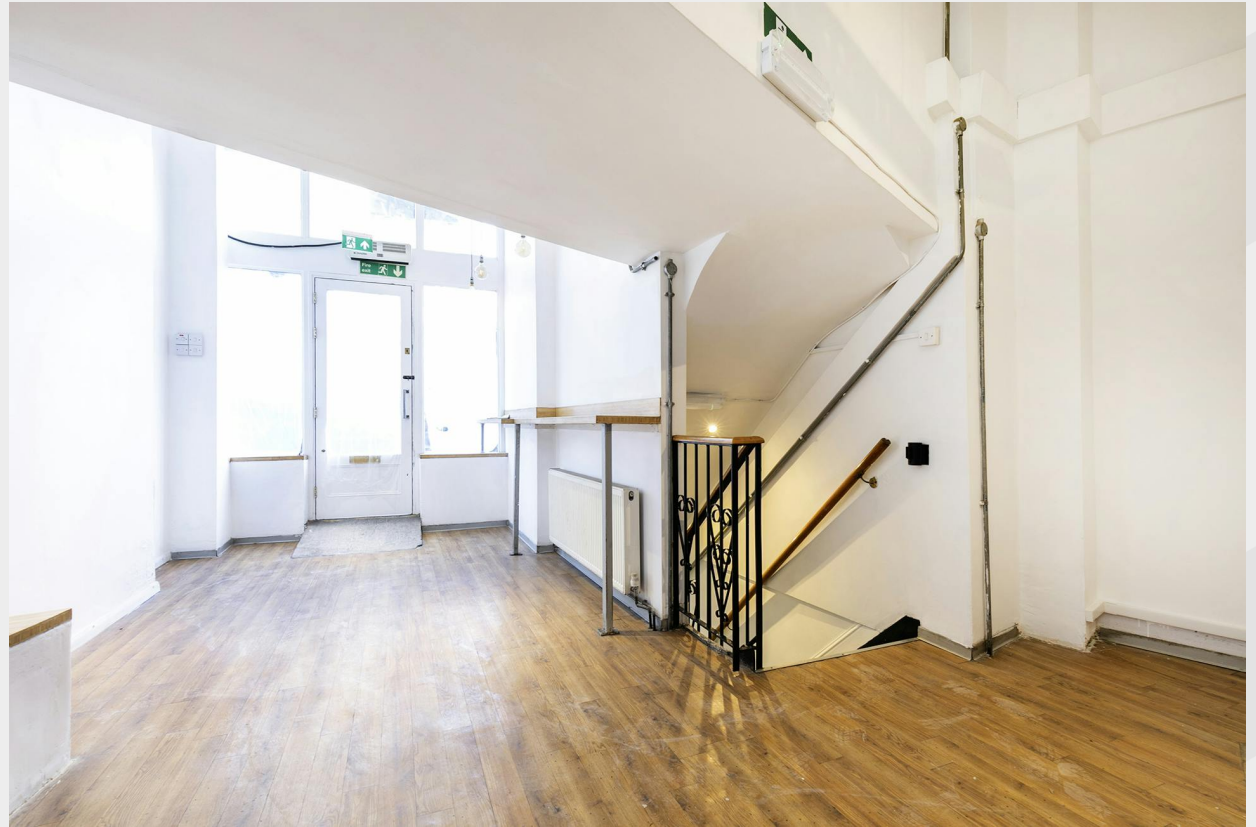
TO LET

Restaurant / Takeaway

860 sq ft / 79.9 sq m

£58,500 per annum

Restaurant/ Takeaway – Prime Angel Location



- Very busy location on Goswell Road
- Newly redecorated
- Extraction
- Prominent glazed frontage
- High ceilings
- Ready for tenant fit out
- 2 minute walk to Angel Underground Station

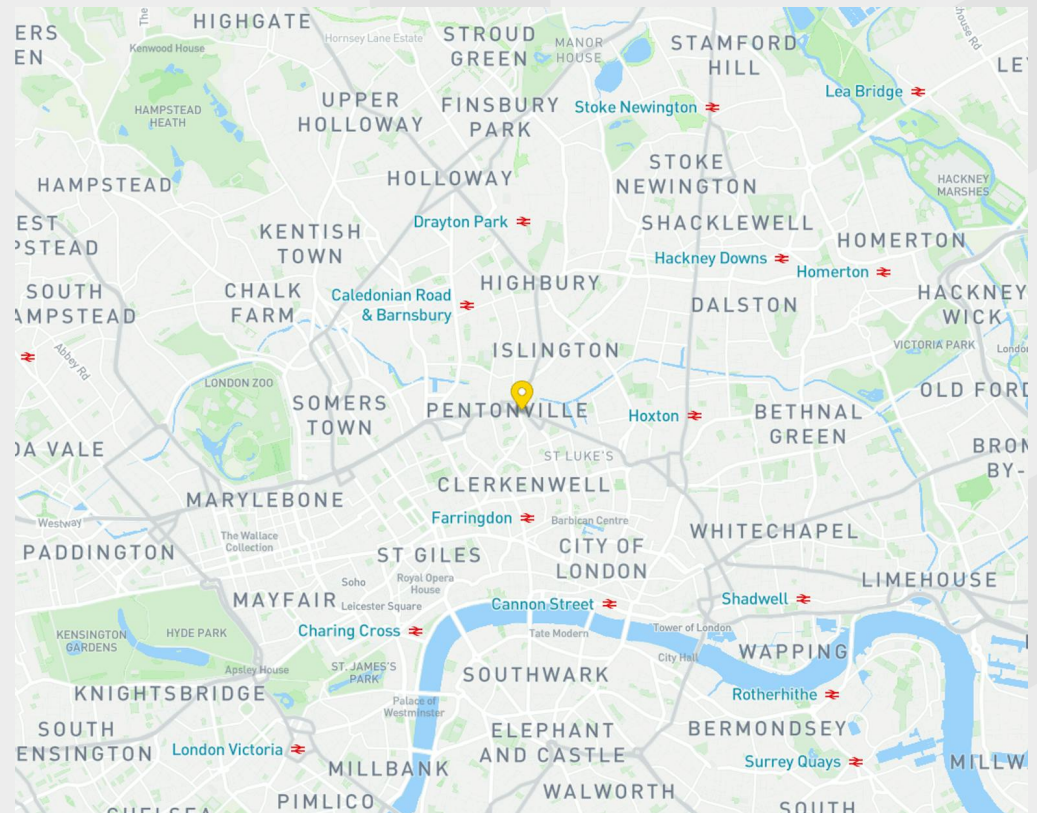


Description

A ground & basement unit in a characterful period building with prominent glazed frontage. The ground floor offers bright dining/takeaway space with high ceilings and fitted kitchen and the basement provides an open-plan area with water/drainage, metered electricity, and glazed atrium.

Location

Prominently located on Goswell Road, right on the Angel junction, with St John Street, Pentonville Road and Islington High Street. Local occupiers include Capital City 6th form college, Virgin Active gym, Co-operative Bank, Boots, Pret A Manger, Marks & Spencers, City University of London and many other named and independent retailers. Angel Underground Station (Northern Line) is within 100 yards, along with Kings Cross Station and Old Street Station being walkable within 20 minutes. Numerous bus routes also service the local area as well as the City and West End.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Basement	488	45.34	-	-	-	-	Available
Ground	372	34.56	-	-	-	-	Available
Unit - Total	860	79.90	£58,500 /annum	£9,400 /annum	£1,790 /annum	£69,690	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

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