

# 8 GODSON STREET

LONDON N1

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TO LET

SELF CONTAINED GROUND FLOOR PREMISES

SUITABLE FOR BUSINESS CLASS E  
(RETAIL, LEISURE, OFFICE ETC.)

GROUND FLOOR

1,564 SQ. FT.

RIB

ROBERT IRVING BURNS

8 GODSON STREET



DESCRIPTION

The opportunity is arranged over ground floor level and was most recently operated as a salon. The premises are fitted to a good standard, benefitting from a suspended ceiling, comfort cooling, LED panel lighting and LVT flooring throughout.

The existing fit-out includes four hair washing stations, five styling chairs, two WCs and a kitchenette. Excellent natural light is provided via the frontage and a large easterly-facing skylight to the rear.

Finances

|                                 |         |
|---------------------------------|---------|
| TOTAL SIZE (SQ.FT.)             | 1,564   |
| QUOTING RENT (P.A.)             | £37,500 |
| ESTIMATED RATES PAYABLE (P.A.)  | £21,600 |
| SERVICE CHARGE                  | TBC     |
| ESTIMATED OCCUPANCY COST (P.A.) | £59,100 |



## LOCATION & SITUATION

Situated on the east side of Godson Street, the property enjoys a position along a busy route between Chapel Market and White Lion Street. The surrounding area is rich in amenities, with a mix of well-known retailers such as Sports Direct, Specsavers, Greggs, McDonald's and Iceland, alongside independent shops, cafés, and offices. Nearby, the N1 Shopping Centre provides an even wider retail offering. Islington is an affluent and vibrant area where residential charm meets a thriving commercial scene.

Angel Underground Station is just a short walk away, while King's Cross and St Pancras International are within easy reach, offering excellent transport links across London and beyond.



## PHOTOS



PHOTOS



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## FURTHER INFORMATION

### LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

50 B

### VAT

The property is elected for VAT.

### FLOOR PLANS

Available upon request.

## CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026