



Rose & Rose

400 St John Street, Islington, London, EC1V 4NJ

Turnkey coffee shop available via lease assignment in Angel

979 sq ft
(90.95 sq m)

- 1 min walk away from Angel Tube station
- Turnkey coffee shop
- Prime Islington location
- High footfall
- Lease assignment
- Current turnover c. £180,000 pa
- Premium: £85,000

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Summary

Available Size	979 sq ft
Rent	£40,000 per annum
Rates Payable	£16,956 per annum Business rates relief for eligible retail, hospitality & leisure premises.
Rateable Value	£39,250
Service Charge	£3,514 per annum
VAT	To be confirmed
EPC Rating	B (42)

Description

A turnkey 979 sq ft coffee shop arranged over the ground and basement floors. The store performs well and has excellent frontage, strong natural light, ample storage space and repeat customers. It provides a clean, equipped and inviting space that's well-suited to be taken over by someone looking to open their first coffee shop and get straight into business with a proven location and model or for existing operators looking to expand their brand.

Offered with equipment and fittings; seeking a premium of £85,000.

Location

The shop is located a one minute walk away from Angel Underground Station. The highly anticipated Angel Square development has launched just moments away, providing 188,000 sq ft of Grade A office space, inviting tenants such as LadBible as occupiers. St John Street draws steady footfall from local residents, office workers, visitors, and nearby Upper Street shoppers. With its vibrant atmosphere and strong mix of surrounding traders, Rose & Rose offers a highly desirable coffee shop for owners looking for a first or additional site with visibility and year-round customer traffic.

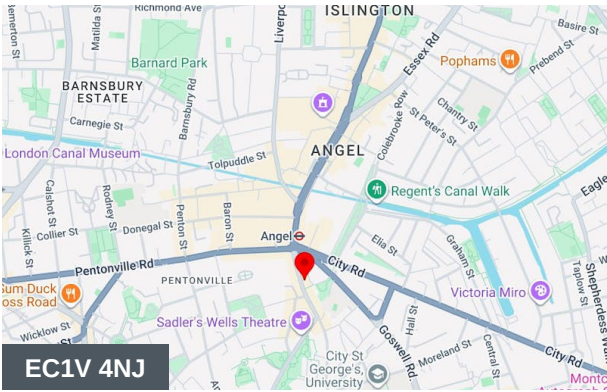
Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Service charge	Availability
Unit - Ground and basement	979	£40,000 /annum	£3,514 /annum	Available
Total	979			

Premium & Lease Terms

The premises are available by way of an assignment of an existing 10-year sub-underlease expiring in October 2034. There is a tenant-only break option and rent review in October 2029. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. A premium of £85,000 is sought for the leasehold interest, fittings, fixtures and shop's equipment.



Viewing & Further Information



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Energy performance certificate (EPC)

19 Camden Passage
LONDON
N1 8EA

Energy rating

B

Valid until:

11 February 2030

Certificate number:

0920-5287-0320-6930-3084

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

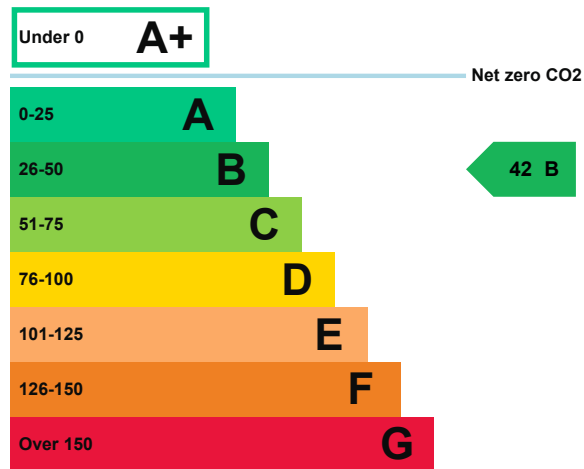
66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	61.06
Primary energy use (kWh/m ² per year)	357

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2568-4032-0802-0300-9795\)](/energy-certificate/2568-4032-0802-0300-9795).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alan Bouquet
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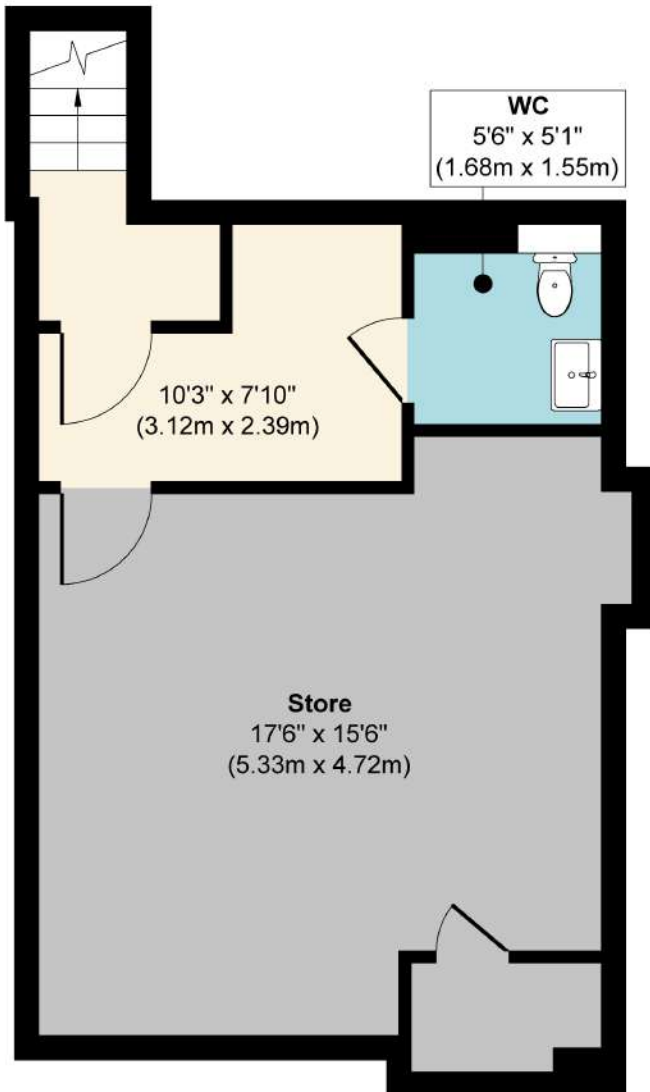
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

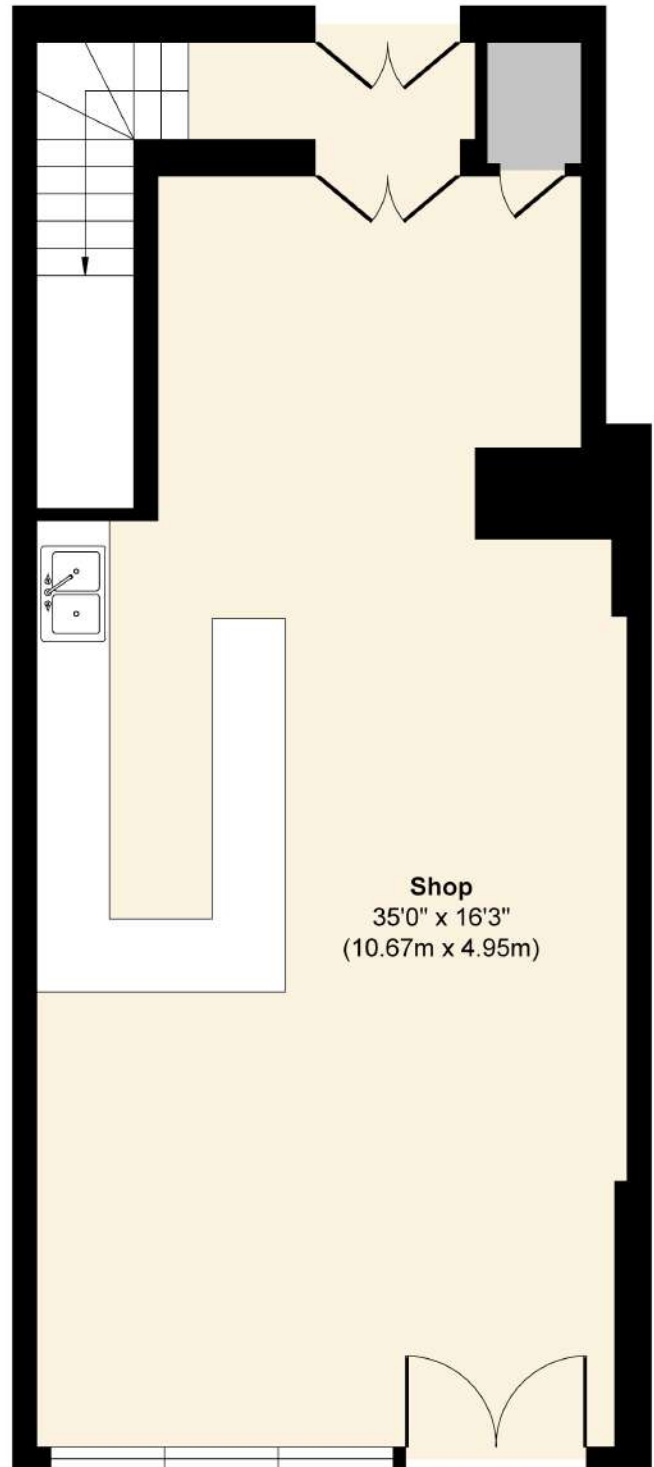
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO010616
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	The Green Age Ltd.
Employer address	Unit 1, Kingston Business Centre, Chessington, KT9 1DQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 February 2020
Date of certificate	12 February 2020



Basement
Approximate Floor Area
368 sq. ft
(34.18 sq. m)



Ground Floor
Approximate Floor Area
611 sq. ft
(56.76 sq. m)

Approx. Gross Internal Floor Area 979 sq. ft / 90.94 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property