STIRLING ACKROYD

TO LET

357 Goswell Road

London, EC1V 7JL

Prominent Shop front Located moments away from Angel Station

372 to 860 sq ft
(34.56 to 79.90 sq m)

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

357 Goswell Road, London, EC1V 7JL

Description

A distinctive former bank building located just moments from Angel Underground Station. Most recently operating as a takeaway, the property retains a fully fitted commercial kitchen, customer seating across the ground and lower ground floors, and W/C 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.

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.

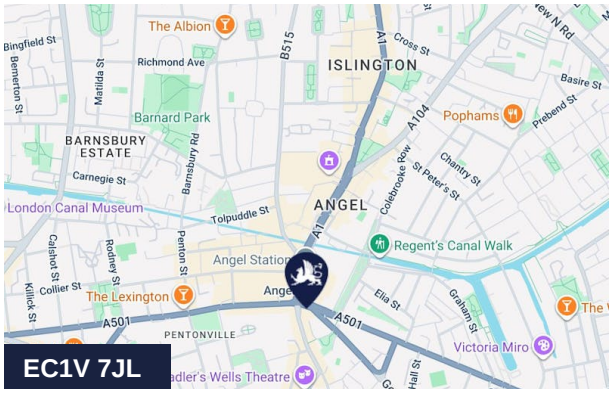
The N1 shopping centre and Upper Street are minutes away and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, 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 walk providing easy access to Kings Cross and The City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	372	34.56	Available
Lower Ground	488	45.34	Available
Total	**860**	**79.90**	



Summary

Available Size	372 to 860 sq ft
Rent	£58,500 per annum
Rates Payable	£9,605 per annum
Service Charge	£1,789.52 per annum The service charge is a fair proportion of the building and is currently £1,789.52+VAT per annum.
EPC Rating	D (79)

Viewing & Further Information

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