



## 398-400 St John Street

London, EC1V 4NJ

Retail unit benefiting from prominent double frontage.

Size:

**2,004 sq ft**

Rent:

**£80,000.00 per annum**

Business Rates:

**£14.95 per annum (Estimated 2023)**

Possession:

**Available Immediately**

- Double fronted unit
- Kitchen in situ
- Open plan space
- Large basement area
- Prominent position

Interested?

Request more information.

020 3077 3456

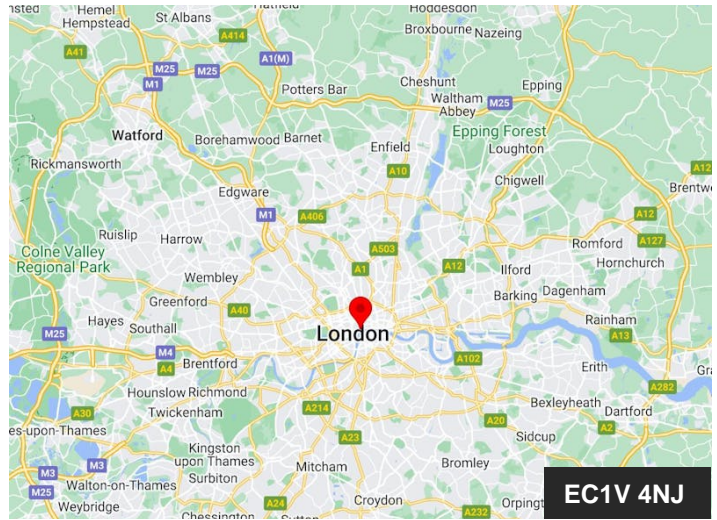
[comagency@danielwatney.co.uk](mailto:comagency@danielwatney.co.uk)

## Description

The double unit offers ground and basement retail space falling within the new E use class, most suitable for grab & go food offering. However due to the size of the unit and the open plan floor space, there is no reason why alternative use classes cannot be considered. 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, Camerich and Banana Tree) in close proximity .

## Location

Angel Southside is a large mixed use development located in the triangle between St John Street, Owen Street and City/Goswell Road located less than 5 minutes' walk from Angel tube station and the popular Upper Street to the north.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	751	69.77	Available
Ground	1,253	116.41	Available
<b>Total</b>	<b>2,004</b>	<b>186.18</b>	

## Business Rates

Rates payable: £14.95 per annum

(Estimated 2023)

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