



## 400 St. John Street

London, EC1V 4NJ

Newly refurbished retail unit in prime Angel location.

Size:

**827 sq ft**

Rent:

**£40,000 per annum**

Service Charge:

**£4.27 per sq ft (2024)**

Business Rates:

**£15 per sq ft (Estimated 2024)**

Possession:

**Available Immediately**

- Newly refurbished
- Ground and lower ground space
- Prominent location

Interested?

Request more information.

020 3077 3456

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	297	27.59	Available
Ground	530	49.24	Available
<b>Total</b>	<b>827</b>	<b>76.83</b>	

## Description

The unit offers ground and basement retail space falling within the new E use class. 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, Banana Tree and 1Rebel) in close proximity .

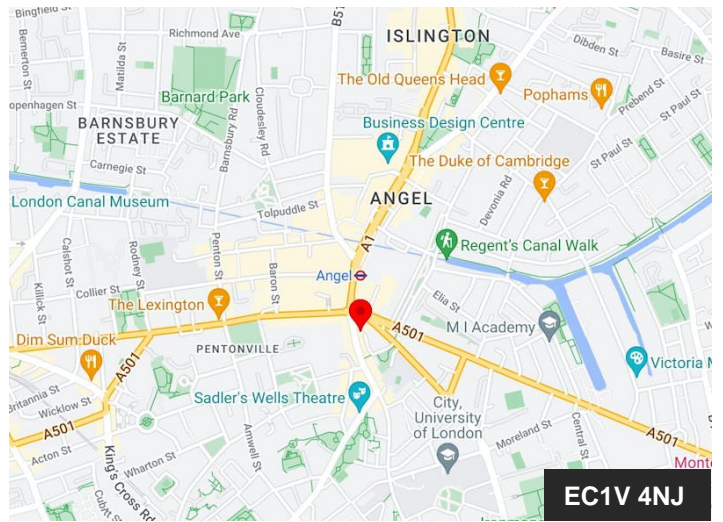
## Location

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.

## Business Rates

Rates payable: £15 per sq ft

(Estimated 2024)



## Ross Crummey

07714956016

rcrummey@danielwatney.co.uk

## James Little

07510926395

jlittle@danielwatney.co.uk

## Bethan McMurrough

07730212417

bmcmurrough@danielwatney.co.uk