

363 Goswell Road, Angel, London, EC1V 7LQ

TO LET

Retail

2,577 sq ft / 239.4 sq m

£125,000 per annum

Prime E class Retail on Angel



- Prominent listed character building
- Prime corner location
- Disabled WC
- Great natural light and high ceilings
- Kitchenette



Description

Comprises a character retail unit on the ground and lower ground floors situated in a prominent corner four-storey building. The unit provides mainly open space on the ground floor with a disabled WC and two separate offices, and benefitting from great natural light and ceiling heights, CAT II lighting, a further WC & bathroom, a kitchenette, a mix of tiled and wooden floors and a small courtyard area to the rear. The lower ground provides further toilets, good ceiling height and a series of rooms which are all very useable.

Location

Upper Street and the N1 Shopping Centre are minutes away, and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Angel underground station (Northern Line) is a 2-minute walk away, Kings Cross Station and Old Street Station are also nearby. Numerous bus routes service the local area, as well as the City and West End.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	Retail	1,296	120.4	-	n/a	n/a	Available
Lower Ground	Retail	1,281	119	-	n/a	n/a	Available
Unit - Combined	Retail	2,577	239.4	£125,000.00 per annum	£35,000 /annum	£1,800 /annum	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Upon enquiry

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Luke Marioni
07811651752
luke.marioni@strettons.co.uk



Further Information

[View on Website](#)

[Floor Plans](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 02/04/2024