

New lease - Class E use - 1 minute from Angel tube station

424 St John Street, Islington London, EC1V 4NJ



LOCATION: The subject property is located in Islington, London, a short walk south of Angel tube station. Nearby occupiers include **Pret A Manger, Waitrose, Boots, Marks & Spencer** and **Leon**.

TERMS: New lease direct with the landlord for a term to be agreed.

RENT: **£37,000** per annum exclusive.

ACCOMMODATION: The unit is arranged over ground floor and basement, comprising the following approximate net internal floor areas:

Ground Floor: 663 sq ft (61.59 sq m)

Basement Ancillary: 446 sq ft (41.43 sq m)

USE: The property benefits Class E use - offering flexible use between previous use classes including A1, A2, B1, D1 & D2.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: Available on request.

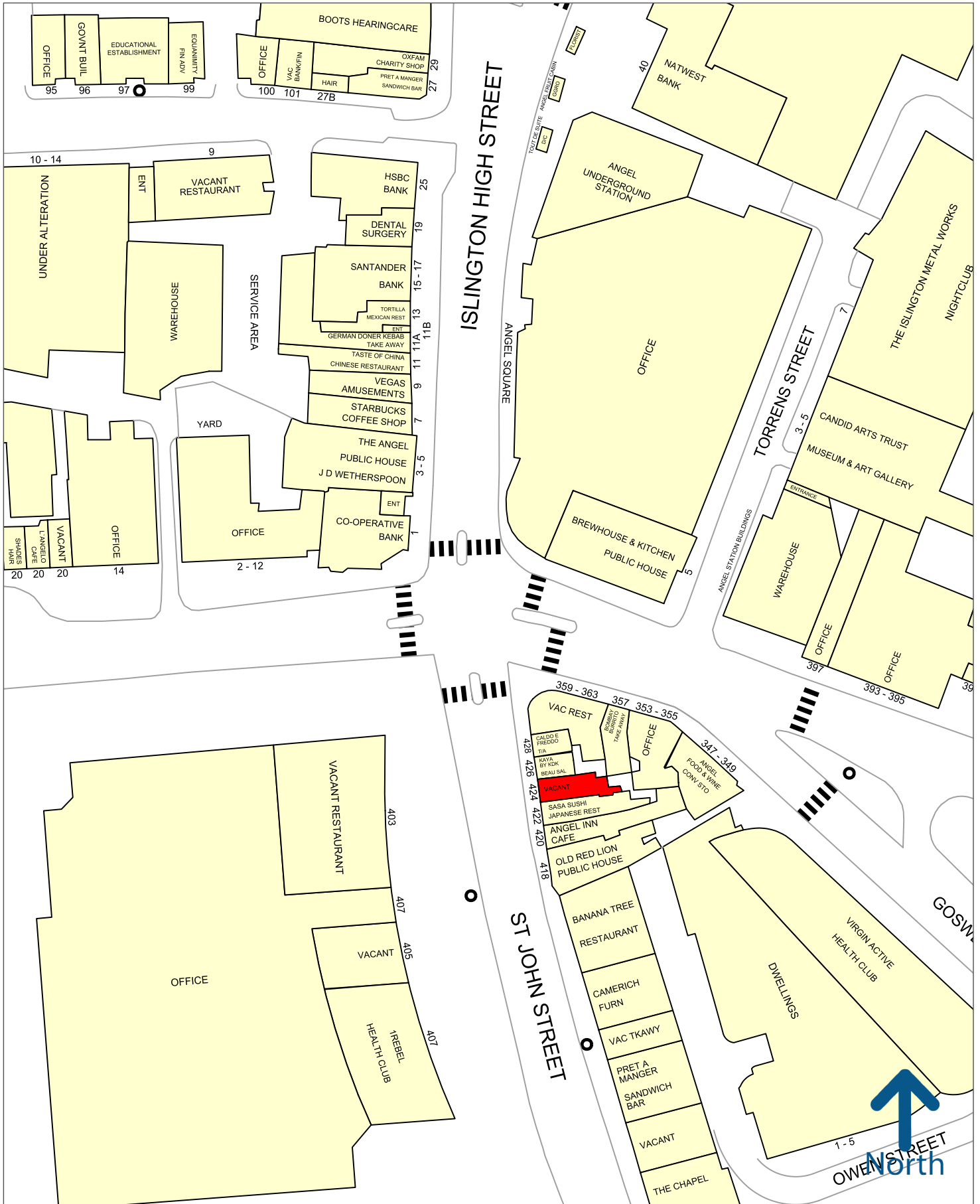
RATES: Rateable Value: £24,500 Rates Payable: £12,520.

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