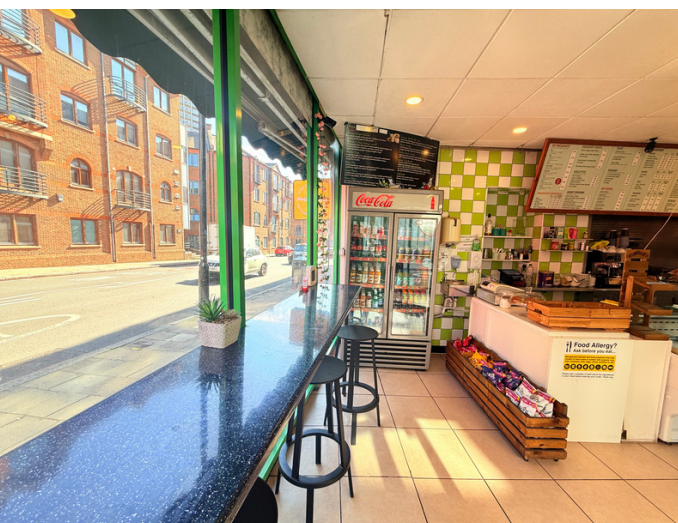




**GOSWELL RD,
LONDON EC1V**

Shop



£ 1,650 PCM



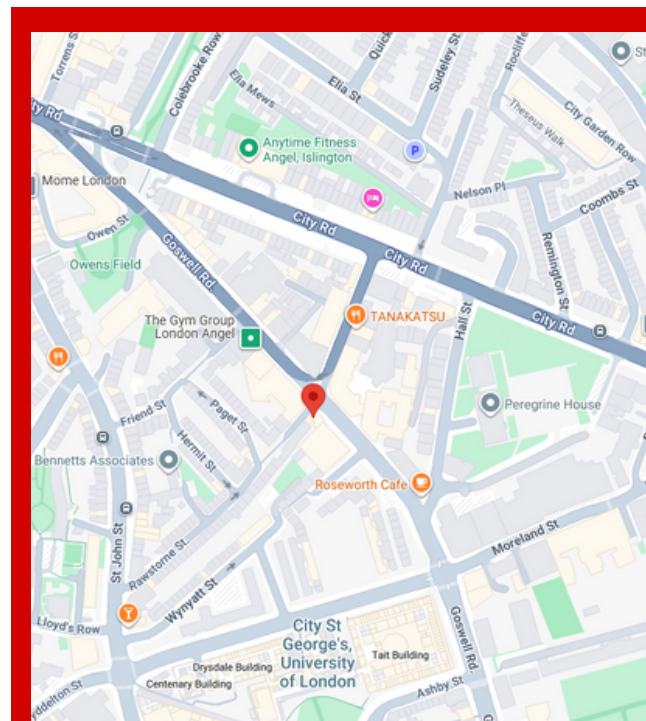
971.92 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT TBC
TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC
VIEWING PLEASE CONTACT US



Vibe
WAREHOUSES



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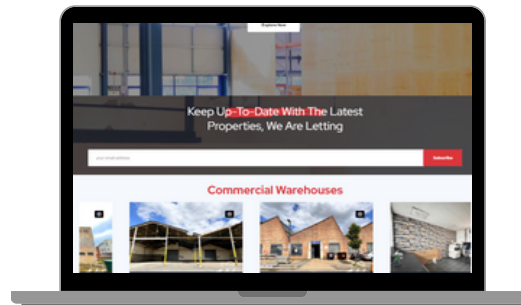


ABOUT THE PROPERTY

- Looking for a prime commercial space in the heart of London? This 971.92 sq ft ground floor and basement unit on Goswell Road, EC1V offers an exceptional opportunity for retail, salon, or service-based businesses seeking high visibility and foot traffic.
- Situated just a 3-minute walk from Islington bus stop and City University, and a 6-minute drive to Angel Station, this property ensures easy access for both customers and employees. Its central location connects your business to the wider London network, making it ideal for small to medium enterprises seeking growth opportunities.
- This shop to let spans 971.92 sq ft across the ground floor and basement, offering flexible open-plan spaces with toilet facilities. It comes with an E-Class Licence, making it suitable for a variety of business types, and has electricity and gas already connected.
- Located in a thriving business hub, this shop is surrounded by retail outlets, convenience stores, and gyms, creating a vibrant environment conducive to business operations. The nearest landmark is Bruce Castle Park, adding to the area's appeal.
- Don't miss this opportunity to secure a high-demand commercial property in London.



**GOSWELL RD,
LONDON EC1V**



Contact Us



0203-935-4544



www.vibewarehouses.co.uk



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Shop



FEATURES



ANGEL



Misdescriptions Act 1991

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