



400 ST. JOHN STREET

LONDON, EC1V 4NJ

FOREST
REAL ESTATE

TO LET

979 SQ FT

Turnkey coffee shop available via lease assignment, seconds from Angel station.

Key Features

- Prime Islington Location
- Self Contained
- Ground and Basement
- 5 year lease from October 2024
- High Footfall
- Current turnover c. £180,000 pa
- Premium: £85,000

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Description

This fully fitted coffee shop extends to approximately 979 sq ft across the ground floor and basement. The premises benefit from excellent street frontage, plenty of natural light, generous storage facilities, and a loyal base of returning customers.

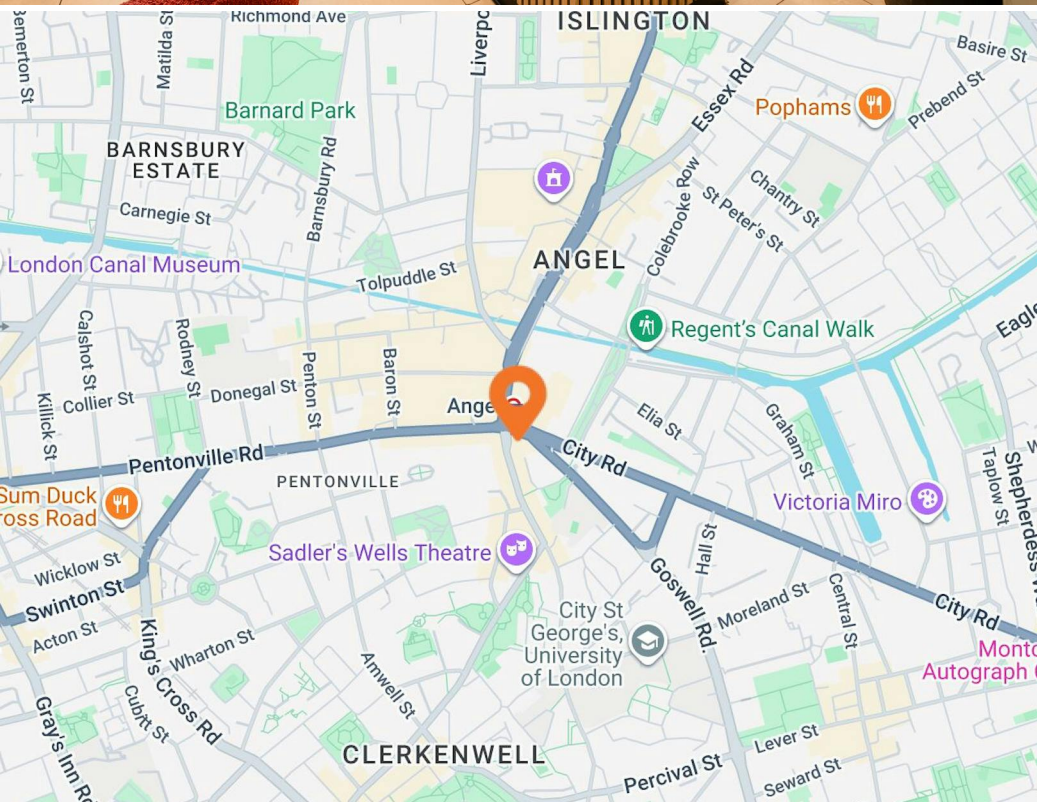
Presented in a clean, well-equipped, and welcoming condition, the business is ideal for someone looking to launch their first café with an established trading location, or for an existing operator seeking to grow their portfolio with a proven site.

The sale includes the existing fixtures, fittings, and equipment. A premium of £85,000 is sought.

Location

The premises are situated just a one-minute walk from Angel Underground Station, placing them in a prime and well-connected location. Nearby, the newly completed Angel Square development has introduced approximately 188,000 sq ft of Grade A office accommodation, attracting major occupiers including LadBible.

St John Street enjoys consistent footfall throughout the day from office professionals, local residents, visitors, and shoppers travelling to and from nearby Upper Street. Surrounded by a diverse mix of independent businesses and established operators, Rose & Rose represents an excellent opportunity for anyone looking to acquire their first café or expand an existing portfolio in a thriving, high-visibility location with strong year-round trade.





Availability

Lease	Assignment
Rent	£40,000 per annum
Rates	On application
Service Charge	£3,514 per annum
VAT	On application
EPC	B (42)

Contact

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