

Workplace Co.

249 GOSWELL ROAD

ANGEL, LONDON, ECTV 7JD

THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



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This well-positioned retail unit benefits from excellent visibility on Goswell Road, just moments from Angel Underground Station. The property is fully fitted with cooking facilities and kitchen extraction, making it ideal for food preparation and service. To the front of the premises, there is ample space for dine-in customers, offering a welcoming setting for eat-in trade.

In addition to the Ground Floor trading space, the Lower Ground offers additional storage facilities.

Prime retail unit to let on a **new lease**, available direct from the landlord.

Floor	SQFT	Annual Rent	Annual Rates	Annual Total Cost
Ground	911	£35,000	£7,862	£42,862

Premium Sought

Key Features

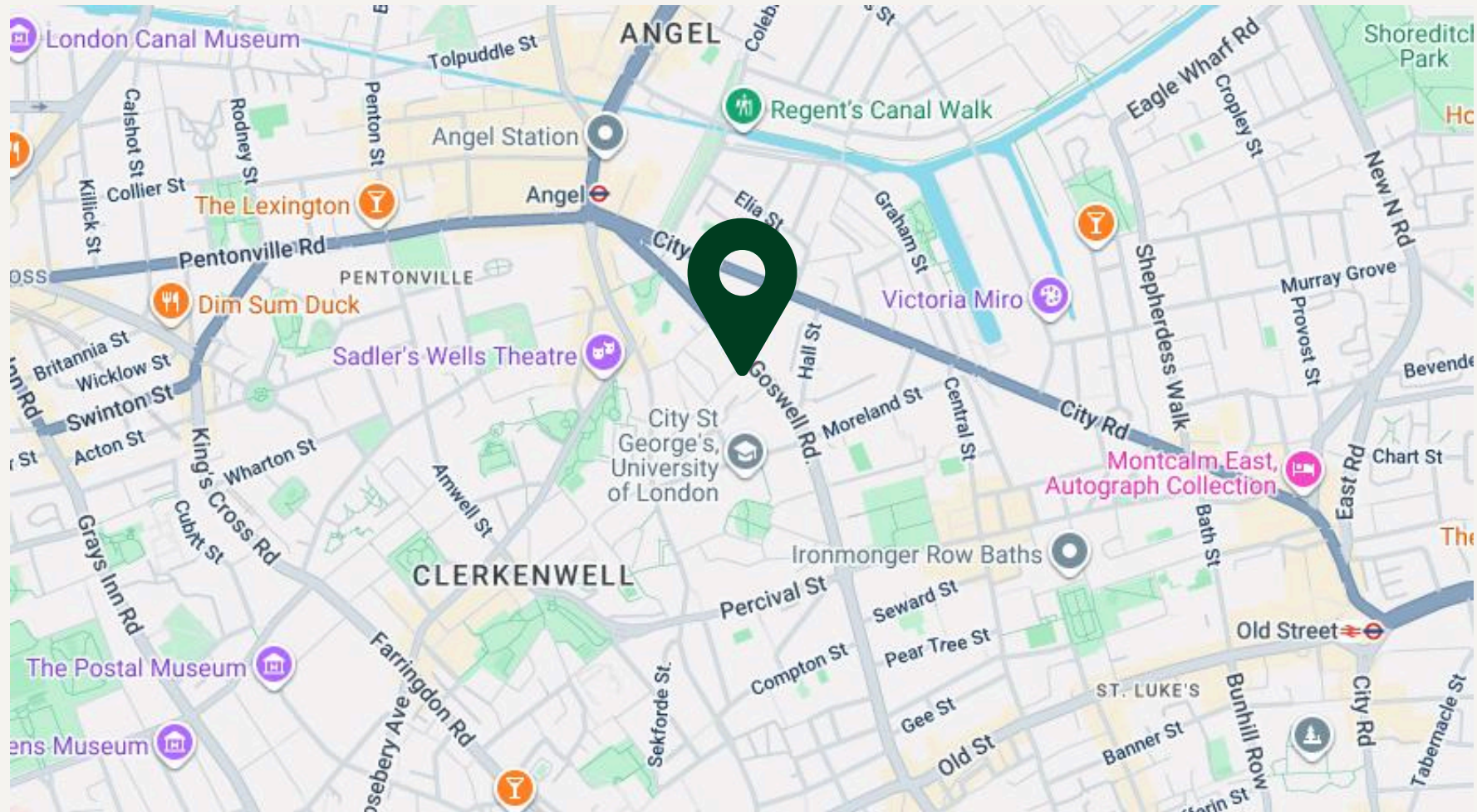
- Prominent Corner Position
- Onsite/Offsite Trade
- Cooking Facilities
- WC's
- Kitchen Extraction
- Storage
- Fully Fitted
- New Lease

Nearby Stations

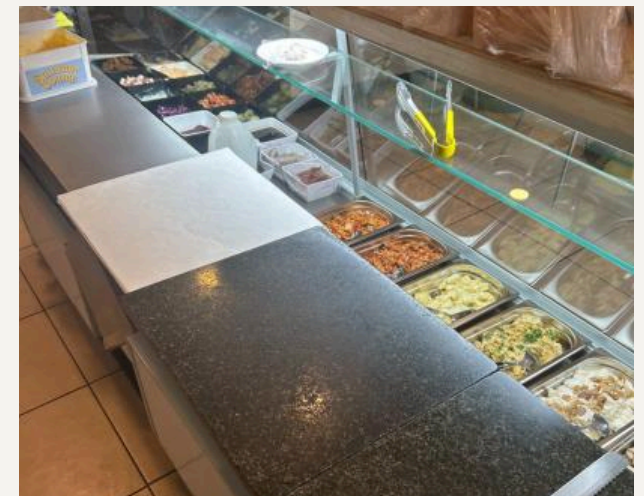
 Angel (5 mins walk)

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The property occupies a prominent position on Goswell Road, surrounded by a mix of residential and commercial buildings that generate consistent footfall throughout the day. Its proximity to Angel ensures strong weekend trade, with additional connectivity provided by nearby Angel and Old Street Underground Stations.



GALLERY



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VIEWINGS

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