

GENIUS

GENIUS GROUP

Specialist in leisure & retail property since 1994

ISLINGTON RESTAURANT OPPORTUNITY  
E CLASS USE

363 GOSWELL RD, LONDON, EC1V 7JL



## Description

Located at the corner of Goswell Road and close to Islington High Street and Angel Station.

The property is arranged over ground and basement floors.



We understand the gross approximate areas to be as follows:

Ground Floor	1,296 sq ft
Basement	1,281 sq ft
Total	2,577 sq ft

## Lease

A new FRI lease will be available on terms to be agreed. Rent upon application.

## Further Information

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent, Genius1Group:

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GENIUS GROUP

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