

31 Little Clarendon Street, OX1 2HU

Shop to Let



Ground Floor Sales: 692.3 sq. ft (64.3 sqm)
Total: 796.6 sq. ft (74.3 sqm)

Summary

Location

The property is located within a popular area of Oxford, amongst a variety of operators including cafes, restaurants, bars and independent retailers

Catering to local residents, students, visitors and University employees, the strong presence of independent retailers including Wild Honey, Jericho Cheese, Tree Artisan Café and the incoming arrival of Alfonso Gelateria, helping establish Little Clarendon Street as a vibrant shopping destination. Other national brand includes GAIL's, Browns and Co-op. There are also a variety of restaurant operators including Kibou, The Oxford Wine Café, Al-Andalus Tapas Bar and Pierre Victorie Bistrot.

Lease

The property is available on a new effectively full repairing and insuring lease, outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£35,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £34,500 Interested parties are advised to make their own enquiries of the City Council.

EPC

The property currently has an energy rating B (50). Full details available on request.

Uses

Retail uses will be permitted. Non hot food/ food offerings may be considered.



Accommodation

The premises are arranged on ground floor:

Description	Sq ft
Ground Floor Sales Area	692.3 sq. ft (64.3 sqm)
Office	59.7 sq. ft (5.6 sqm)
Stores	44.6 sq. ft (4.14 sqm)
Total	796.6 sq. ft (74.3 sqm)

Opportunity for outdoor seating.

There are WC facilities at the rear of the shop



Accommodation



Little Clarendon Street



Proposed Redevelopment



Opposite the subject property the university has proposed-

- Demolition and redevelopment of new four-storey building with associated student and office accommodation and academic teaching spaces.
- Flexible ground floor Class E uses with improved street frontages.
- Proposed wider footways, greening through soft landscaping and tree planting

Proposed Redevelopment



Location



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