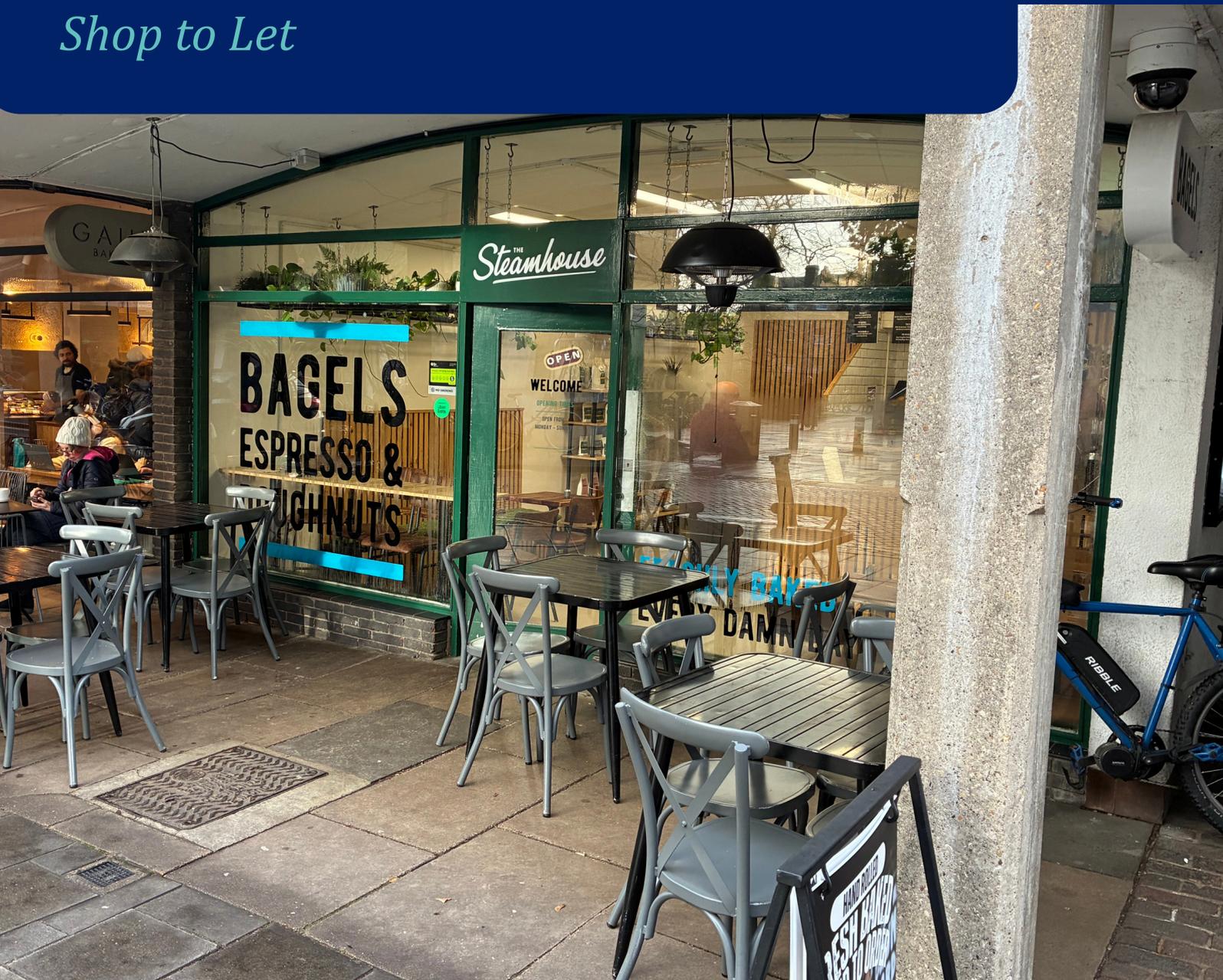


20 Little Clarendon Street, OX1 2HP

Shop to Let



Ground Floor: 672 sq. ft (62.5 sqm)
Retail and non-hot food uses

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 and visitors alike, brands such as GAIL's, Browns and Co-op help establish Little Clarendon Street as a vibrant shopping destination. Food and beverage offerings on the street include 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

£30,000 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 £29,000 Interested parties are advised to make their own enquiries of the City Council.

EPC

The property currently has an energy rating C (75). 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	672 sq. ft (62.5 sqm)

Opportunity for outdoor seating.
There are WC facilities on the ground floor.



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



*Get in touch with
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