

OXFORD



Dartington House, Unit 3,
OX1 2HS



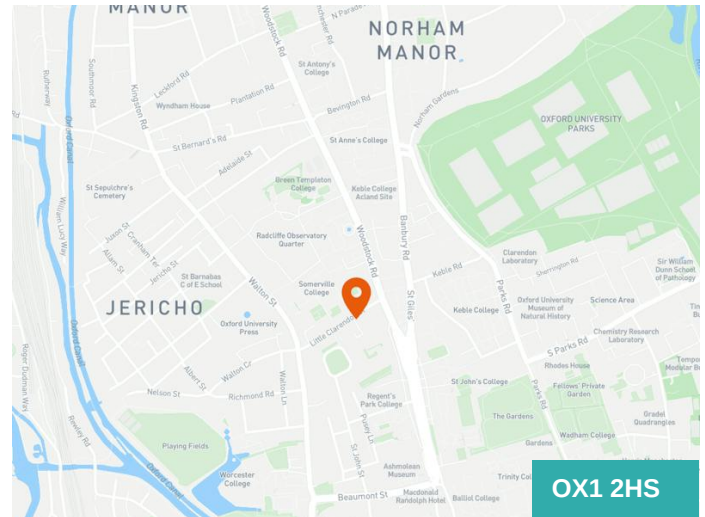
BAR / CLUB / RETAIL TO LET

966 SQ FT

- Bi-fold Frontage
- Affluent Oxford Location
- Excellent Public Transport Links

**Well positioned retail premises located on popular Little
Clarendon Street**

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Summary

Available Size	966 sq ft
Rent	£37,500 per annum
Rates Payable	£13,972 per sq ft Based on the current rateable value (from 1 April 2026-2027)
Rateable Value	£28,000
Service Charge	A service charge is payable.
Car Parking	N/A
VAT	To be confirmed. All figures quoted are exclusive of VAT where chargeable.
EPC Rating	C (68)

Description

The property comprises of a lock up retail unit which faces onto Little Clarendon Street over ground and basement levels. The bi-fold frontage opens to the street and offers versatility in how the unit is traded from.

There is a good balance of front of house and basement space, lending itself well to a number of uses - having previously been a cocktail bar it is already well suited for this type of business. The current layout features ground floor space, with WC facilities to the rear and a basement level with a small Kitchenette and further WCs.

Location

Little Clarendon Street is located northwest of Oxford City Centre, linking Woodstock Road to Walton Street and sits on the edge of popular and affluent Jericho.

Little Clarendon Street itself is a prominent and well-known location in Oxford, it is sometimes referred to by local residents as "Little Trendy Street" due to its Bohemian vibe with independent specialty retailers, artisanal delis, and high end café culture. It is a popular destination with both local residents as well as visitors to the area. The Unit is located at the east end of the street leading onto St Giles and Woodstock Road, offering the prospect of good levels of footfall.

Key operators nearby include: The Oxford Wine Company, George & Davis, Kibou, Tree Artisan Café and the Jericho Cheese Company. The area is pedestrian-centric, character-driven, and the buildings vary due to the historic architecture. A lot of the area's footfall is driven by local residents within North Oxford, university students/ academics, and city visitors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	550	51.10
Basement	416	38.65
Total	966	89.75

Viewings

Strictly By Appointment with the sole letting agents.



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