



## Retail

Ground Floor	820 sq ft	(68.75 sq m)
Basement storage	260 sq ft	(24.2 sq m)

## In Brief

- Located within a mixture of vibrant restaurants and retailers such as **GAIL's**, **Browns** and independent **artisan** shops
- Immediately available
- New Lease
- Pop-up shop would be considered

**26 LITTLE CLARENDON STREET,  
OXFORD, OX1 2HU  
SHOP TO LET**

[bidwells.co.uk](http://bidwells.co.uk)

### Location

The property is located within a popular area of Oxford, amongst vibrant and exciting cafes, restaurant and independent retailers.

Serving both the immediate catchment of Oxford's residents, as well as students and visitors, brands such as **GAIL's**, **Browns** and **Co-op** encapsulate the Little Clarendon Street as a shopping destination.

### Lease

A new effectively full repairing and insuring lease (term to be agreed). The lease is to be contracted outside the provisions of the Landlord and Tenant Act.

### VAT

All figures are exclusive of Vat.

### Rental Guide

£30,000 per annum exclusive of business rates, VAT and service charge, subject to upward only reviews.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2017    £27,500

The property currently benefits from the business rates holiday but interested parties are advised to make their own enquiries of the City Council.

### Legal Costs

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

### EPC

The property has been assessed with an energy rating of C. Full details available on request.



### Accommodation

The premises are arranged over ground and basement floors with the following approximate dimensions/areas:

Internal width (max)	17 ft 8 in	5.43 m
Internal width (min)	8 ft 10 in	3.47 m
Shop depth	49 ft 67 in	15.14 m
Ground Floor sales	740 sq ft	68.75 sq m
Ground floor storage	80 sq ft	24.40 sq m
Basement storage	260 sq ft	24.20 sq m

The unit benefits from a rear W/C facility, a small external store, and rear loading bay.

### Enquiries and Viewings

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