

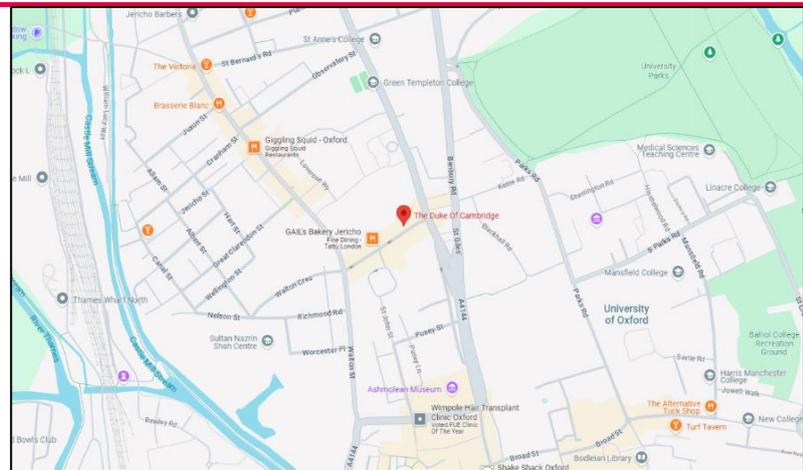


## Duke of Cambridge, 5-6 Little Clarendon Street, Oxford, OX1 2HP

### Summary

- Rare Central Oxford lease pub opportunity
- Located close to St Johns College
- Ground floor operation with potential to increase.
- Free of Tie Lease

### Premium offers invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

Paul Tallentyre  
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### **Location**

The property is situated in the very desirable location of Little Clarendon Street, bordering Jericho and St Giles. Forming part of a larger drinking and eating circuit, other operators include Gails Bakery, Kabou, Wine Café, Lussmanns, Taylors and Browns.

Oxford has a population of 160,021 (ONS 2024 mid-year estimate).

[Google Street View](#)



### **Tenure**

The property is held on a free of tie lease until 2030 with a passing rent of £57,500 per annum, subject to 5 yearly rent reviews. Next review is due 24 June 2025.

### **Premium offers invited**

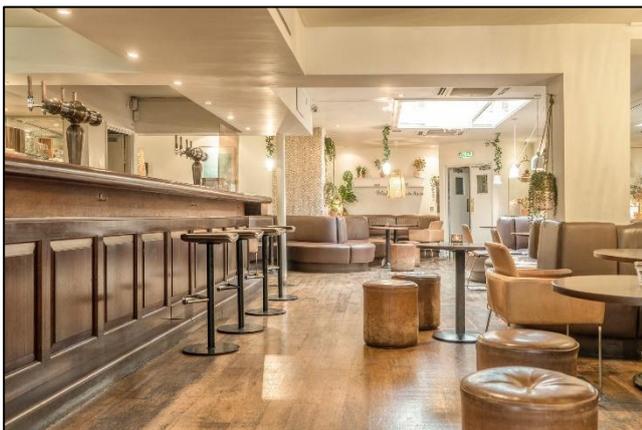
### **Business Rates**

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £36,000.

### **The Property**

The Duke of Cambridge is situated mid terrace with painted elevations under a pitched roof.

The existing pub/bar trades over ground floor with potential to develop the first-floor area, ancillary areas on first floor and basement.



### **Planning**

The property currently has sui generis consent.

### **Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

### **Licensing**

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 11am to 1am 7 days a week.