



## Toby's Liquid Pleasures, Unit 3, 55 Little Clarendon Street, Oxford, OX1 2HS

### Summary

- Ground floor and Basement Unit
- Free of Tie
- Low Passing rent £35,000
- Would suit a variety of Uses

Premium offers invited



Viewing is strictly by prior appointment with sole agents  
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**Location**

The property is located 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](#)

**The Property**

A lock up ground floor and basement unit situated in a busy parade.

Function room and bar located in the Basement with toilets and kitchen.

**Licensing**

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 11am to 12am Sunday, Monday, Tuesday and Wednesday, Thursday, Friday 11am to 1am

**Tenure**

The property is held on a free of tie lease with 2.5 years remaining from the University of Oxford.

Passing rent £35,000pa

The lease is within the landlord and tenant act.

**Premium offers invited****Business Rates**

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £26,750.

**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.