

SHOP TO LET

SUBJECT TO VACANT POSSESSION

14-15 St John's Street

Cambridge, CB2



Savills London

33 Margaret
Street London
W1G 0JD

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Location

The subject property occupies a prominent position on St John's Street, within the city centre of Cambridge.

The location benefits from consistently high pedestrian footfall, supported by its close proximity to St John's College, Trinity College and Market Square, and its connection to the wider city centre.

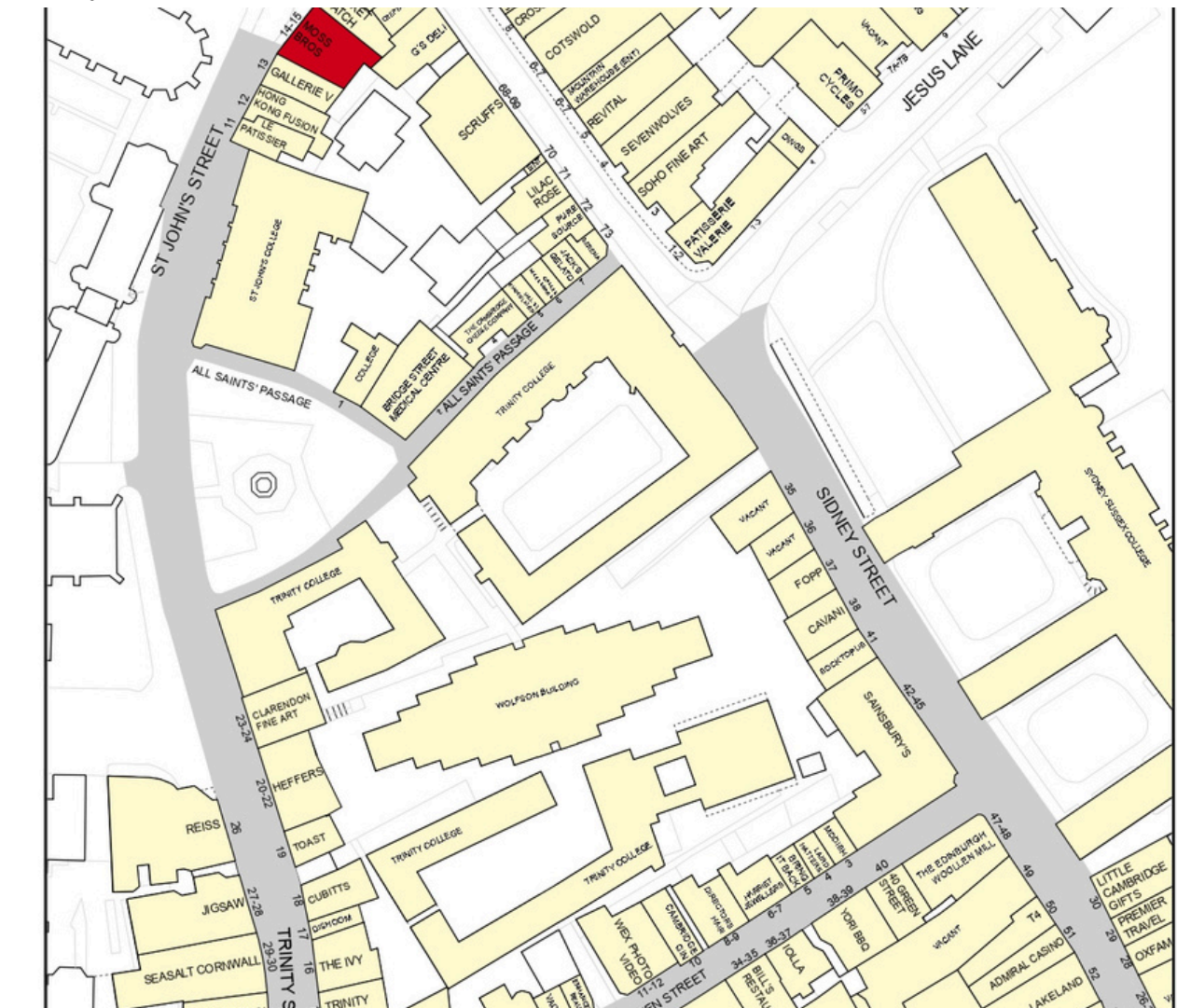
The surrounding area is characterised by a strong mix of established national retailers and high-quality independent occupiers, reinforcing St John's Street's position as a prime and well-regarded retail destination.

Nearby retailers include: Cotswold Outdoors, Revital, Soho Fine Art, Sevenwolves, and Catherine Jones Jewellery.

Accommodation

The property is comprised of the following approximate areas:

Ground Floor:	1,057 sq ft	98.2 sq m
First Floor:	506 sq ft	47 sq m
Second Floor:	561 sq ft	52.19 sq m
Third Floor:	432 sq ft	40.13 sq m
Basement:	530 sq ft	49.24sq m
Total:	3,086 sq ft	286.70 sq m



Viewing & further information

Strictly by prior arrangement only with:

Dylan Pethard

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James Pitchford

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Rent

Upon application.

Tenure

Available by way of a new lease for a term to be agreed, subject to vacant possession, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rates

Rateable Value (2026/27): £74,000

UBR: £0.48

Rates Payable (2026/27): £35,760

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Use

The Premises currently benefits from Use Class E.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Rating E



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