

SHOP TO LET

SUBJECT TO VACANT POSSESSION

6 All Saints Passage

Cambridge, CB2



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The subject property is located on All Saints Passage, a well-established pedestrian route within Cambridge city centre.

The passage benefits from consistent pedestrian flow from locals and tourists, driven by its close proximity to St John’s College, Trinity College and the wider city centre. It is also a short walk from Market Square and the Grand Arcade Shopping Centre.

Nearby retailers include: Jack’s Gelato, Hill St. Chocolatier and The Cambridge Cheese Company

Accommodation

The property is comprised of the following approximate areas:

Ground Floor:	227 sq ft	21 sq m
Total:	227 sq ft	21 sq m



Viewing & further information

Strictly by prior arrangement only with:

Dylan Pethard
 dylan.pethard@savills.com
 +44 (0)7812 422 742

James Pitchford
 james.pitchford@savills.com
 +44 (0)7812 686 320



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): £8,500

UBR: £0.48

Rates Payable (2026/27): £4,080

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.

Service Charge

A service charge is administered to cover external maintenance and redecoration (excluding the shop front).

Legal Costs

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

EPC

Energy Rating C



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | MAY.2025

