

SHOP TO LET - SUBJECT TO VACANT POSSESSION

# 13 St John's Street

## Cambridge



**Savills London**

33 Margaret  
Street London  
W1G 0JD

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



## Location

The property is located on St John's Street in the heart of Cambridge city centre. The premises form part of an established retail and leisure destination within the historic core of the city, benefiting from strong footfall generated by nearby colleges and tourist attractions.

The property is in close proximity to St John's College, Trinity College, and Market Square, and is a short walk from the Grand Arcade shopping centre.

Nearby retailers include: Savoy Tailors Guild, The Cotswold, Revital, Soho Fine Art, Toni & Guy, Sevenwolves and Catherine Jones Jewellery.

## Accommodation

The property provides the following accommodation measured on a net internal area basis:

Ground Floor:	459 sq ft	42.64 sq m
First Floor:	265 sq ft	24.61 sq m
Second Floor:	267 sq ft	24.80 sq m
Third Floor:	250 sq ft	23.22 sq m
Basement:	235 sq ft	21.83 sq m
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Total:	1,476 sq ft	137.12 sq m
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## Viewing & further information

Strictly by prior arrangement only with:

### Dylan Pethard

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

### Jonathan Stott

jstott@savills.com  
+44 (0) 7977 998 829



## Rent

Available upon request.

## 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 (2025) £32,750

URB 2025/26 0.48

Rates Payable £15,750

*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief is available.*

## Service Charge

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

## Use

The Premises currently benefits from Use Class E.

## Legal Costs

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

## EPC

C Rating




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