



PORTSMOUTH  
 UNIT 36  
 CASCADE SHOPPING CENTRE

**LOCATION**

The Cascades is the predominant shopping centre in Portsmouth city centre, anchored by Primark, H&M and Next. Sports Direct have recently completed the lease on the former BHS and are scheduled to open in Summer 2020. On average the centre receives 9 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located on Spring Lane opposite Boswells Cafe and next to Primark. Other nearby occupiers include TK Maxx, Starbucks and Quiz.

**ACCOMMODATION**

The premises are arranged over Ground Floor only, comprising the following approximate floor areas:

Ground Floor Sales	788 sq ft	73.21 sq m
--------------------	-----------	------------

**TERMS**

Available by way of a new lease for a term to be agreed.

**RENTAL**

£29,750 per annum exclusive

**SERVICE CHARGE**

The annual service charge is approximately £6,987 for the current year.

**BUSINESS RATES**

Rateable Value 2020	£24,750.00
Rates Payable 2020/2021	£12,449.25

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

**EPC**

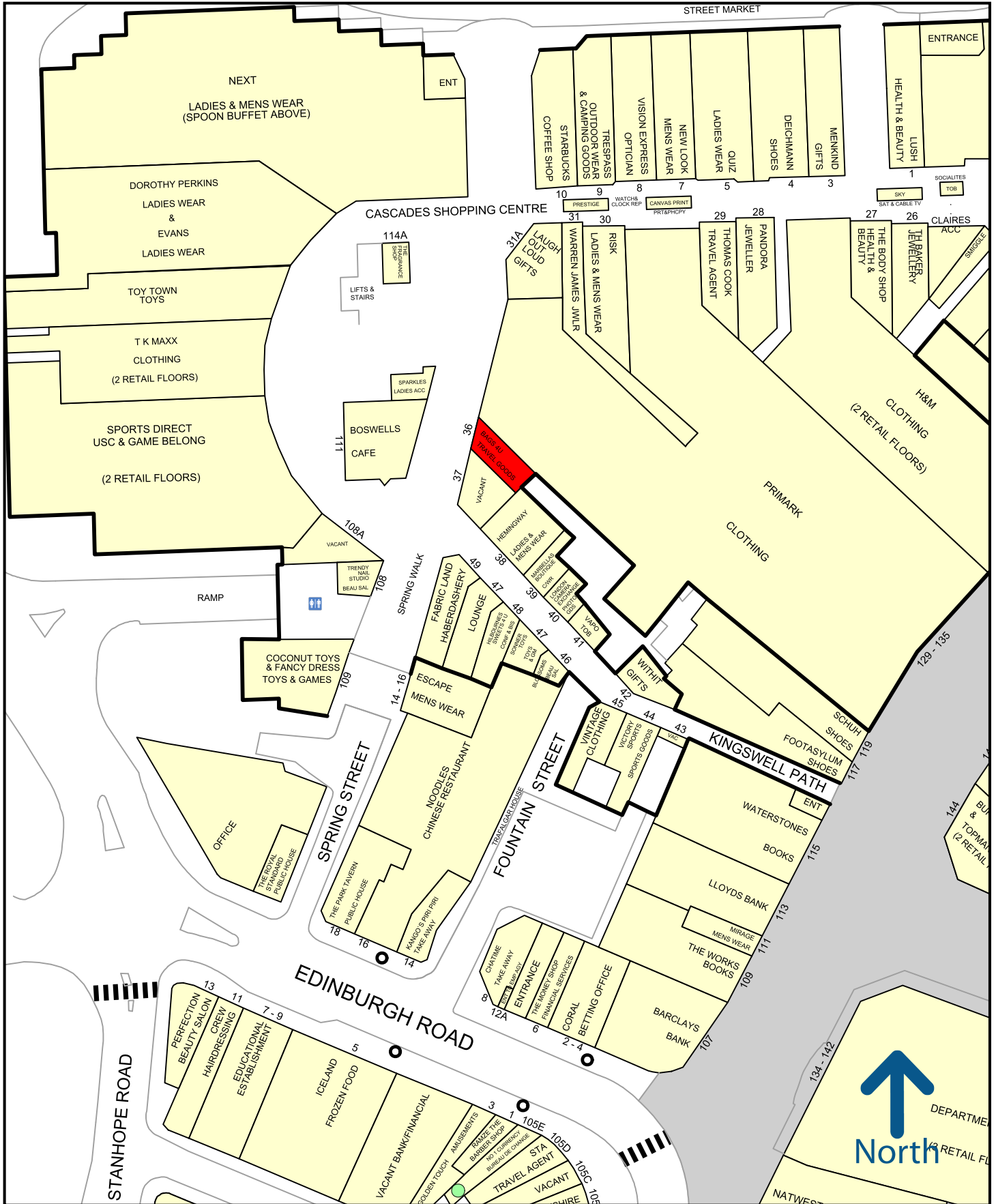
The property has a rating of E. The certificate is available upon request.

**FURTHER INFORMATION**

Andrew Shepherd      Charmi Patel  
 020 7287 2155          020 7287 2155  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)      [charm@as-retail.co.uk](mailto:charm@as-retail.co.uk)

**OR JOINT AGENTS**

GCW  
 Phil Fishwick/Duncan Kite  
 020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 20/04/2020  
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011