



PORTSMOUTH
UNIT 22
CASCADES SHOPPING CENTRE

LOCATION

The Cascades is the predominant shopping centre in Portsmouth city centre, anchored by Primark, H&M and Next. Sports Direct are now open in 50,000 sq ft providing another anchor for the centre. On average (pre-Covid) the centre received 8 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The subject unit is currently occupied by Thorntons and is situated close to the main entrance to the Shopping Centre from Commercial Road, adjacent to Ernest Jones and Accessorize. Other retailers close by include Smiggle, Pandora, The Body Shop, Cards Direct and Canvas Coffee.

ACCOMMODATION

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

Ground Floor	1,251 sq ft	116.22 sq m
First Floor Ancillary	260 sq ft	24.15 sq m

TERMS

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

RENTAL

£75,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £15,017 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£66,000.00
Rates Payable 2020/2021	£34,056.00

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 Band-C. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

OR JOINT AGENTS

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

