



PORTSMOUTH

UNIT 23

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 shop is located close to the Commercial Road entrance adjacent to Thorntons and close to Smiggle. Other nearby occupiers include Lush, Deichmann, Body Shop, Pandora, Quiz, Cards Direct and Canvas Coffee.

ACCOMMODATION

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

| | | |
|-----------------------|-------------|-------------|
| Ground Floor Sales | 1,251 sq ft | 116.22 sq m |
| Mezzanine Ancillary | 296 sq ft | 27.50 sq m |
| First Floor Ancillary | 385 sq ft | 35.77 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 £16,562 for the current year.

BUSINESS RATES ESTIMATE

| | |
|-------------------------|------------|
| Rateable Value 2020 | £67,000.00 |
| Rates Payable 2020/2021 | £34,304.00 |

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

EPC

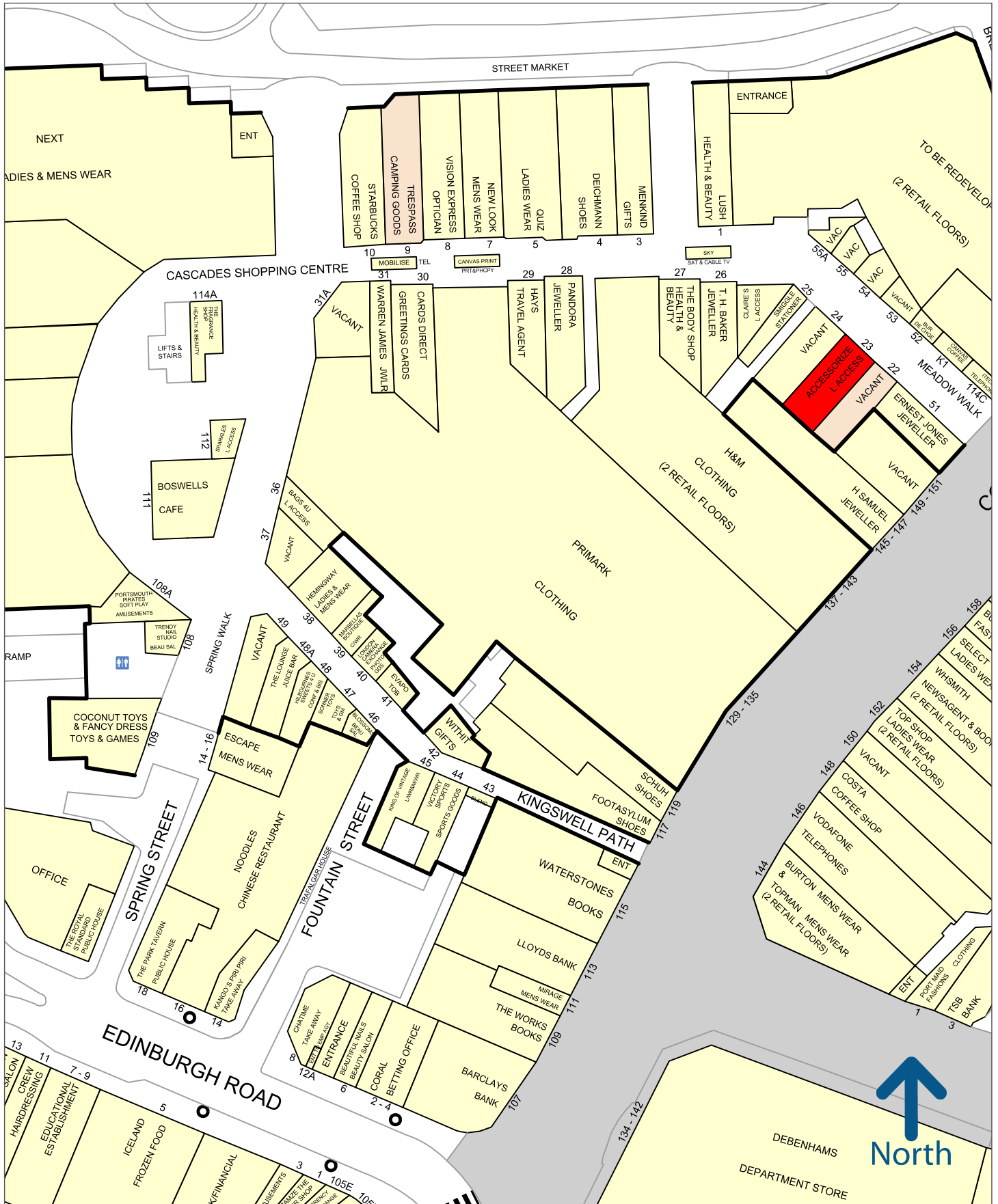
The property has a rating of Band-E. The certificate is available upon request.

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



50 metres

Experian Goad Plan Created: 22/04/2021
 Created By: AS Retail Property Services Limited



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