



PORTSMOUTH
UNIT 24
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 Claire's Accessories and Smiggle. Other nearby occupiers include Deichmann, Lush, Pandora, Body Shop, Quiz, Cards Direct and Canvas Coffee.

ACCOMMODATION

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

Ground Floor	1,188 sq ft	110.37 sq m
First Floor Ancillary	391 sq ft	36.33 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 £16,477 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£71,500.00
Rates Payable 2020/2021	£36,608.00

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

EPC

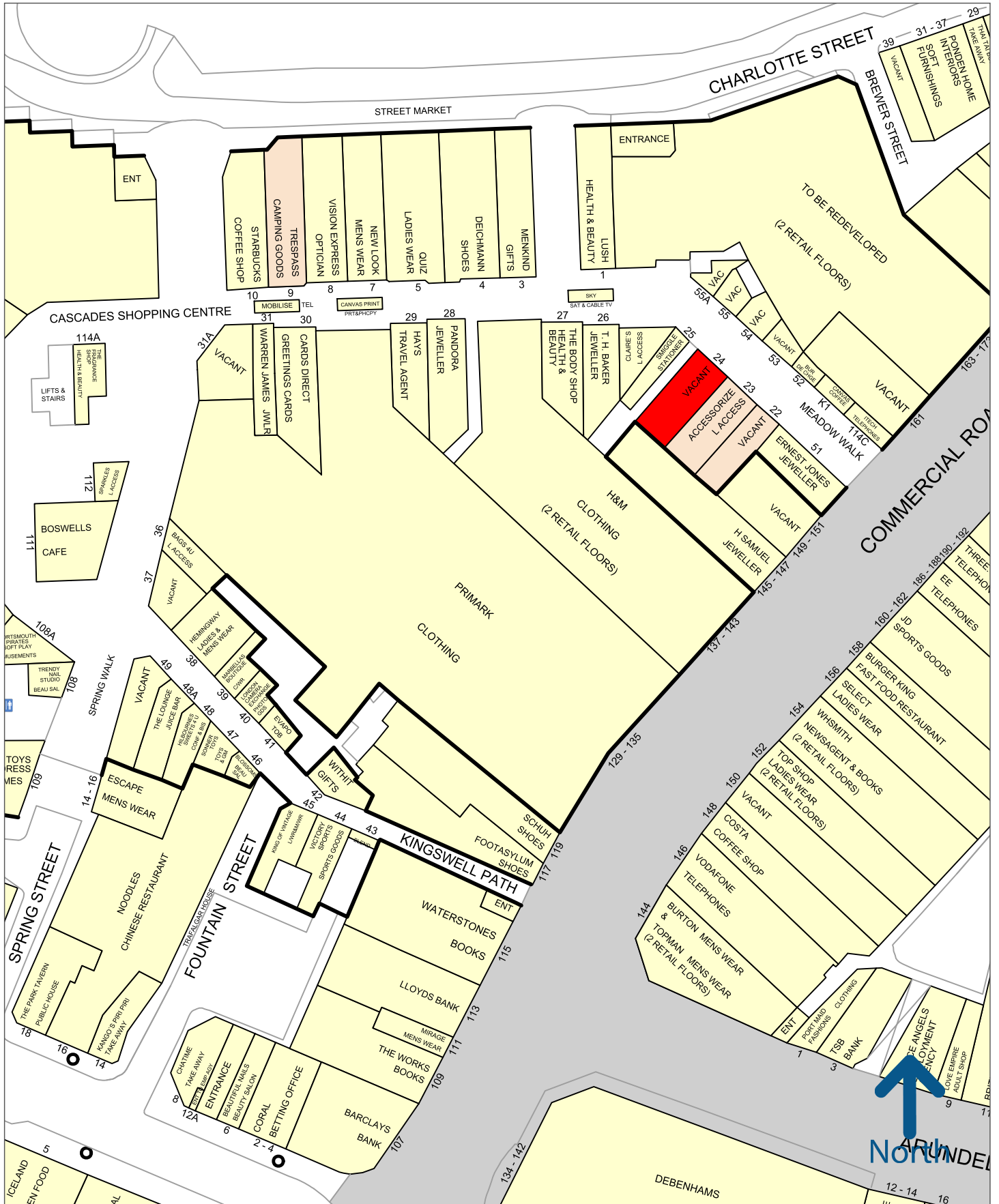
An EPC has been requested and will be provided as part of the legal pack.

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



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