



## PORTSMOUTH

### UNIT 3

## 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 currently occupied by Menkind and is in a prime position boasting an extensive return frontage facing Lush, adjacent to Deichmann and opposite H&M and Pandora. Other nearby retailers include Primark, Body Shop, Starbucks, Quiz, Cards Direct and Canvas Coffee.

### ACCOMMODATION

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

Ground Floor Sales	1,791 sq ft	166.39 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

£80,000 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £21,040 for the current year.

### BUSINESS RATES ESTIMATE

Rateable Value 2020	£70,500.00
Rates Payable 2020/2021	£36,096.00

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

### EPC

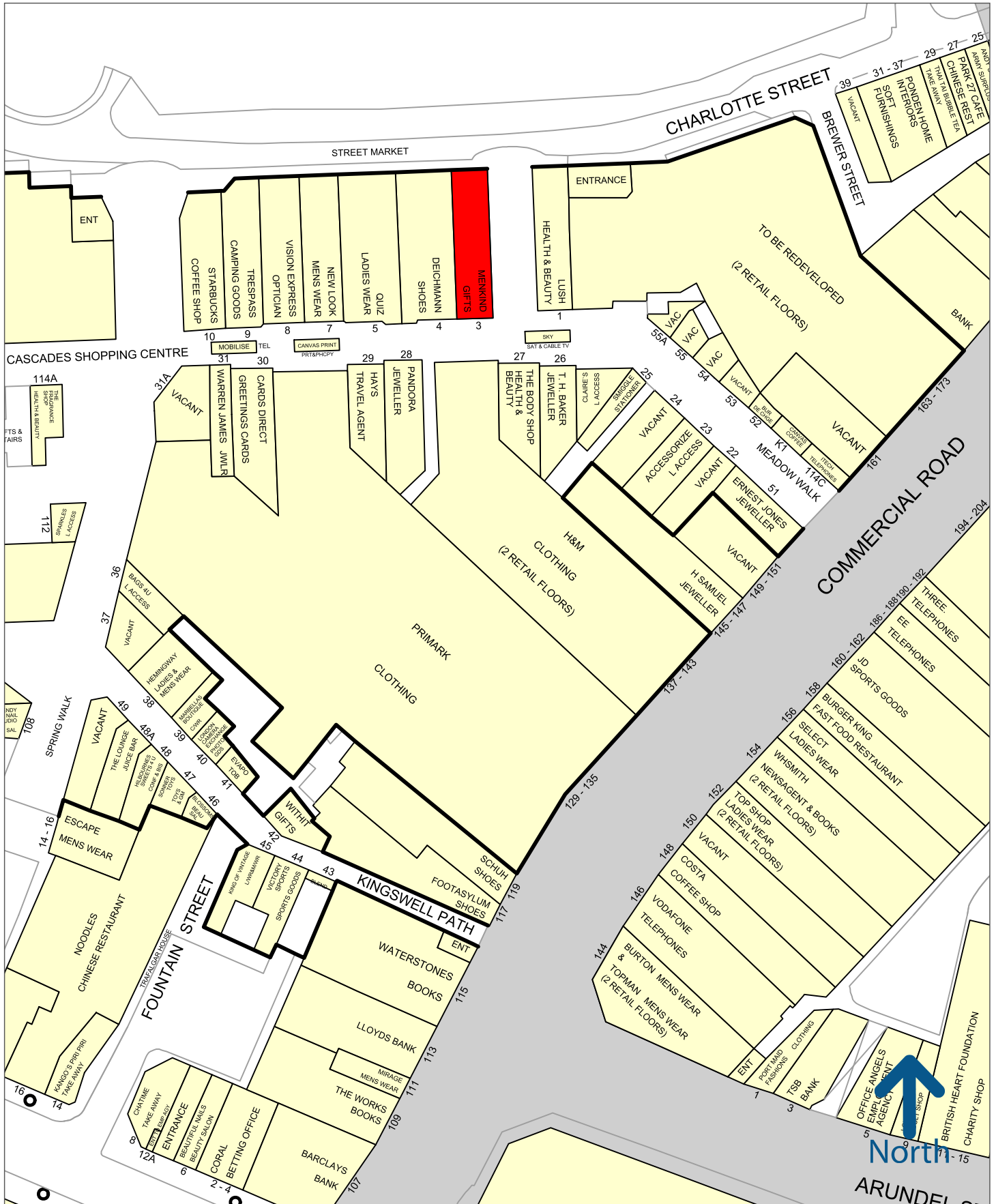
The property has a rating of D-96. The certificate is available upon request.

### FURTHER INFORMATION

Andrew Shepherd  
020 7287 2155 / 07715 001 005  
[andrew@as-retail.co.uk](mailto: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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