



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.

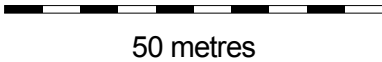
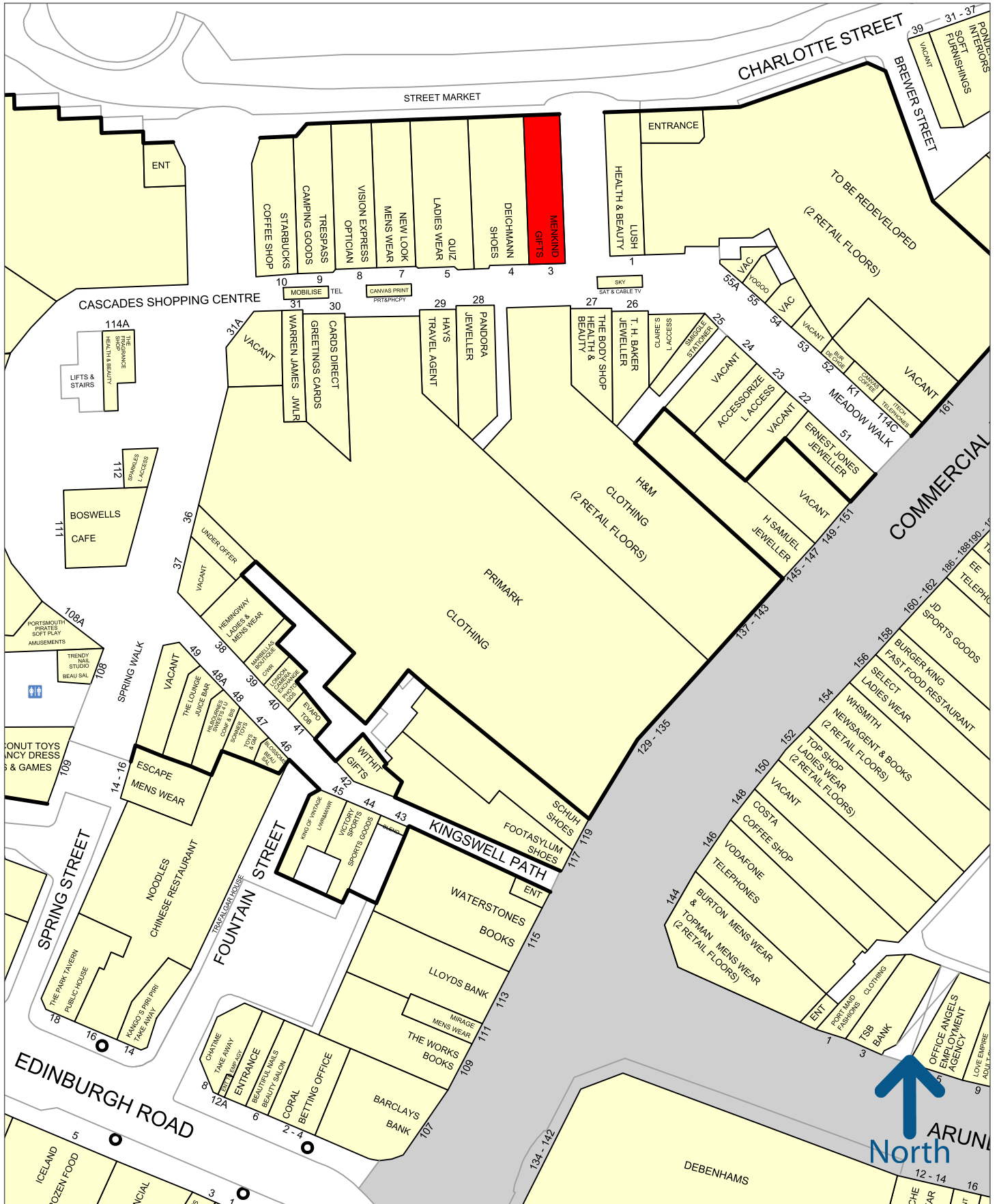
FURTHER INFORMATION

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