



PORTSMOUTH
UNIT 31A
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 between Warren James and the entrance to Primark with Starbucks, Next and one of the main entrances to The Cascades from Charlotte Street Car Park opposite. Other nearby occupiers include Trespass, TK Maxx, Pandora, Deichmann, 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	1,091 sq ft	101.36 sq m
Mezzanine Storage	221 sq ft	21.18 sq m
First Floor Storage	732 sq ft	68.01 sq m

TERMS

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

RENTAL

£60,000 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £12,255 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£56,000.00
Rates Payable 2020/2021	£28,672.00

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 C-53. The certificate is available upon request.

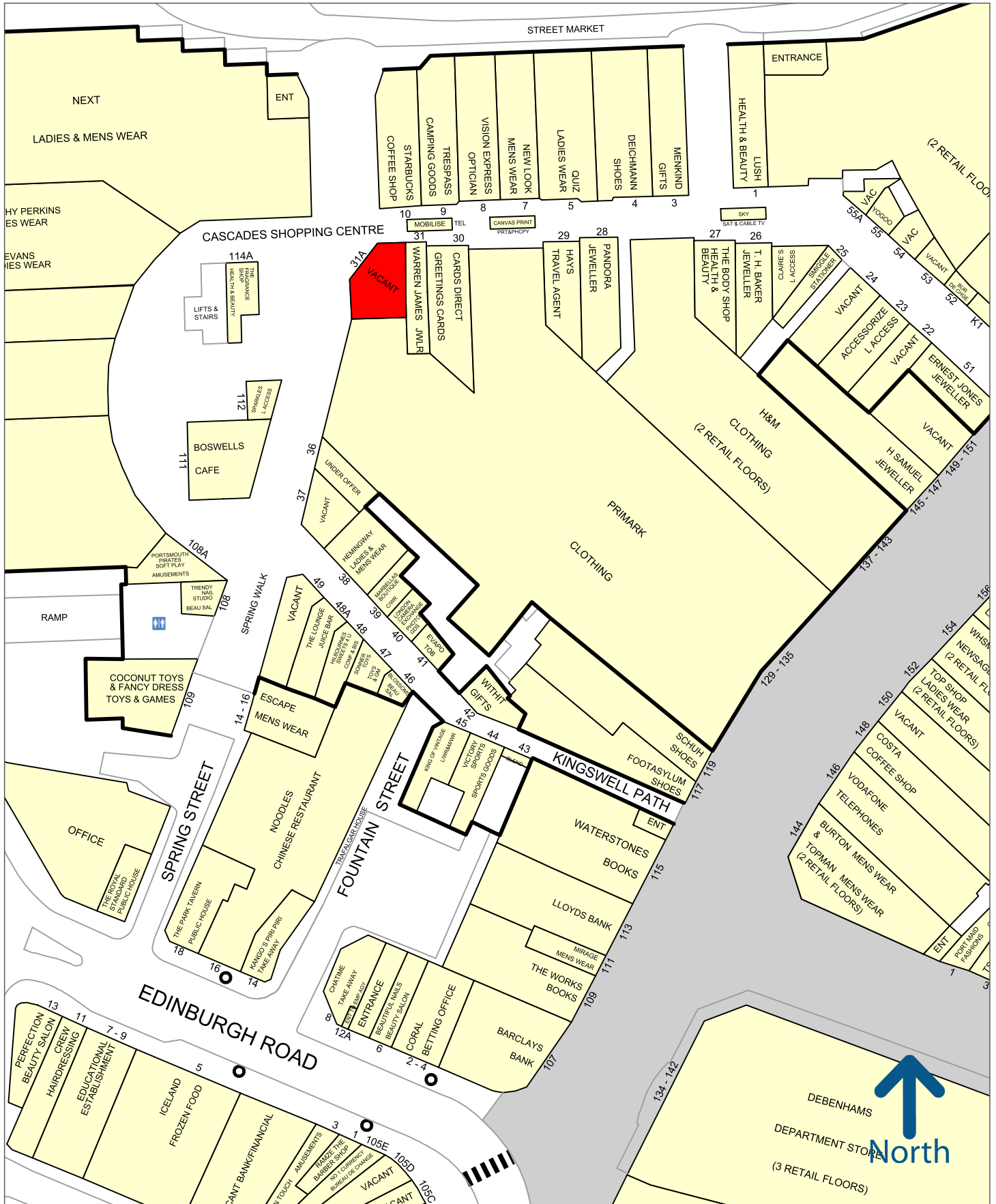
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 27/05/2021
Created By: AS Retail Property Services Limited



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