



PORTSMOUTH
UNIT 36
CASCADE 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 on Spring Lane opposite Boswells Cafe and next to Primark. Other nearby occupiers include TK Maxx, Starbucks, Quiz, Cards Direct and Canvas Coffee.

ACCOMMODATION

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

Ground Floor Sales	788 sq ft	73.21 sq m
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TERMS

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

RENTAL

£29,750 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £6,987 for the current year.

BUSINESS RATES

Rateable Value 2020	£24,750.00
Rates Payable 2020/2021	£12,350.25

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 E. The certificate is available upon request.

FURTHER INFORMATION

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