



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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**OR JOINT AGENTS**

GCW  
Phil Fishwick/Duncan Kite  
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50 metres

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



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