



PORTSMOUTH

UNIT 37

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 on Spring Lane opposite Boswells Cafe and next to Primark. Other nearby occupiers include Next, TK Maxx, Starbucks, Quiz, Deichmann, Pandora, Cards Direct and Canvas Coffee.

**ACCOMMODATION**

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

Ground Floor	907 sq ft	84.26 sq m
Mezzanine	462 sq ft	42.92 sq m

**TERMS**

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

**RENTAL**

£39,750 per annum exclusive

**SERVICE CHARGE**

The annual service charge is approximately £9,111 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£32,750.00
Rates Payable 2020/2021	£16,342.25

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

**EPC**

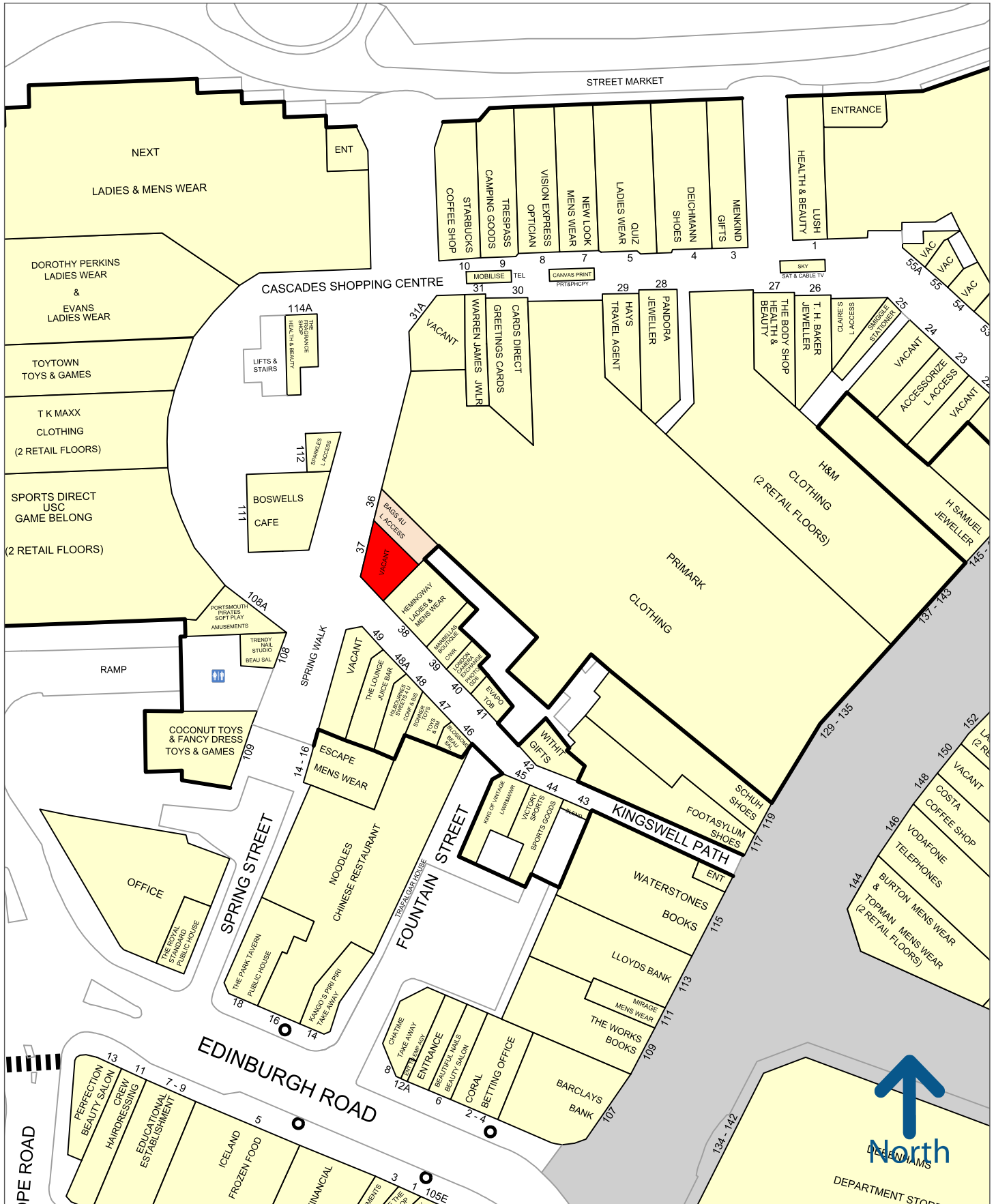
The property has a rating of D-82. The certificate is available upon request.

**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: 26/04/2021  
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011