



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.

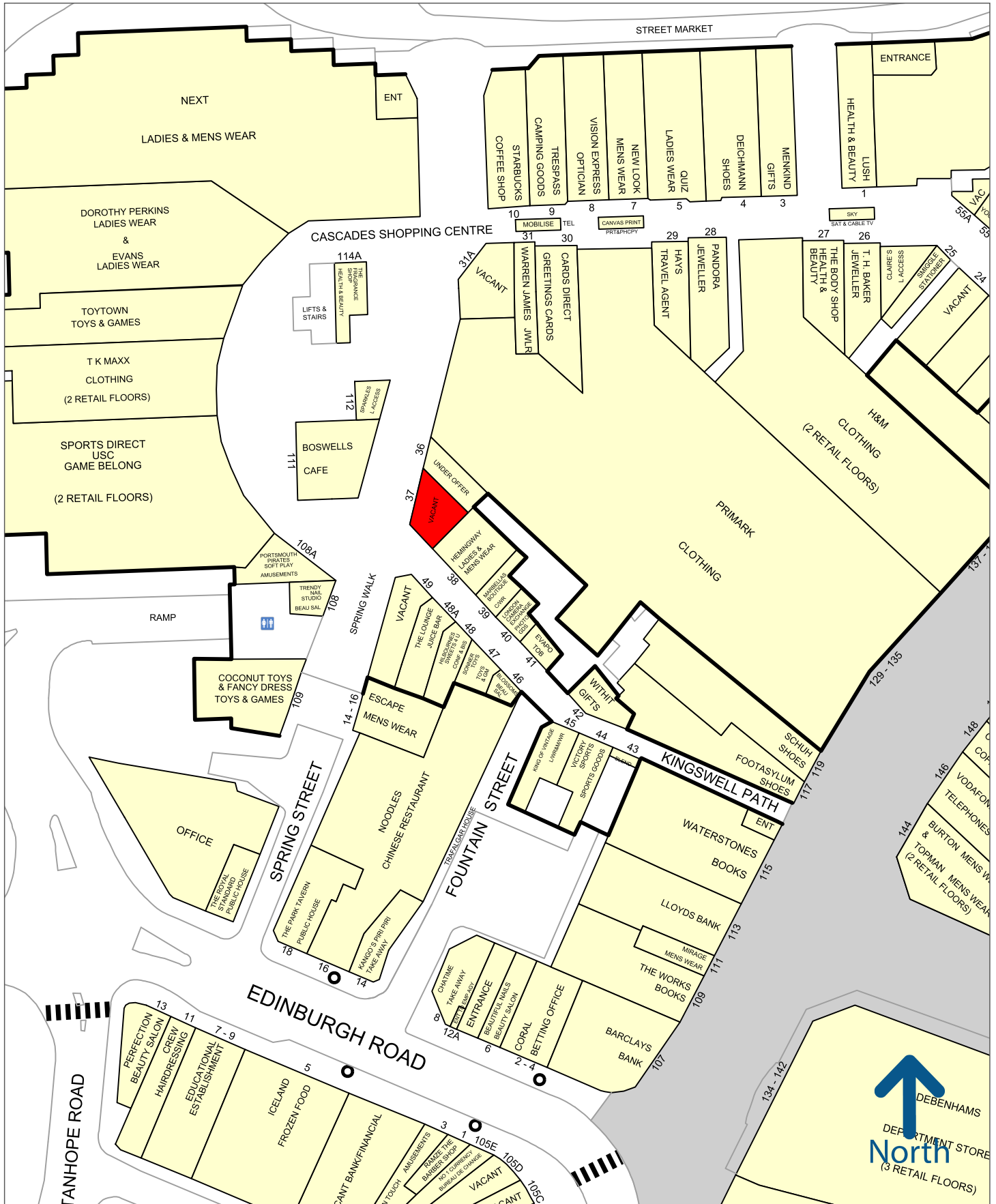
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 10/06/2021
Created By: AS Retail Property Services Limited



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