



PORTSMOUTH

UNIT 42

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 Kingswell Path adjacent to **Footasylum** and in a busy parade of small shops before the likes of **Next**, **TK Maxx** and **Primark**. Other nearby retailers include **Starbucks**, **Quiz**, **Warren James**, **Cards Direct** and **Canvas Coffee**.

ACCOMMODATION

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

Ground Floor	443 sq ft	41.16 sq m
Mezzanine	362 sq ft	33.63 sq m

TERMS

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

RENTAL

On application.

SERVICE CHARGE

The annual service charge is approximately £6,720 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£17,500.00
Rates Payable 2020/2021	£8,732.50

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

EPC

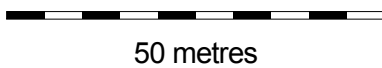
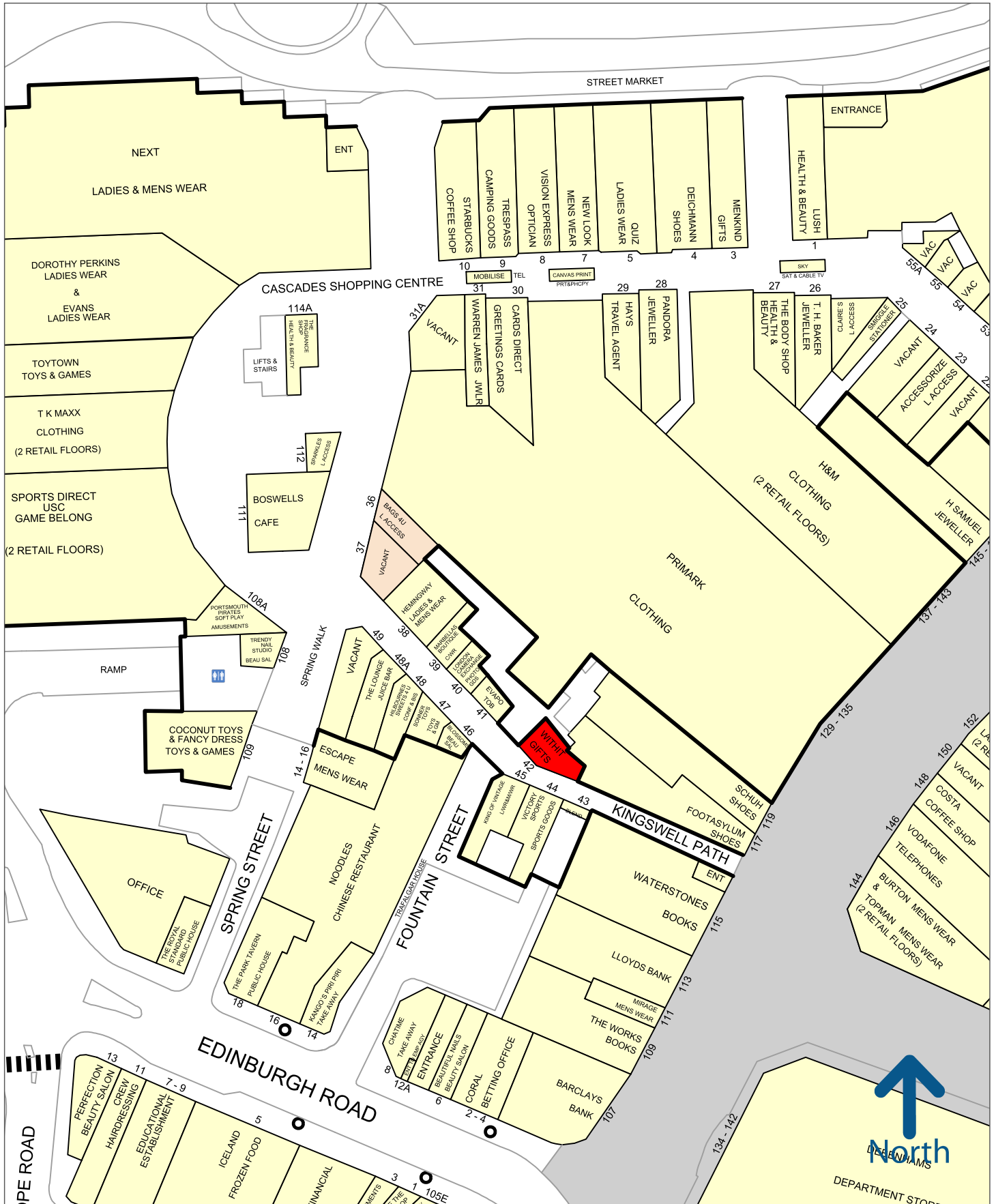
An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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OR JOINT AGENTS

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