



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.

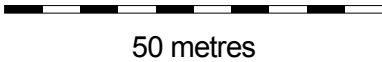
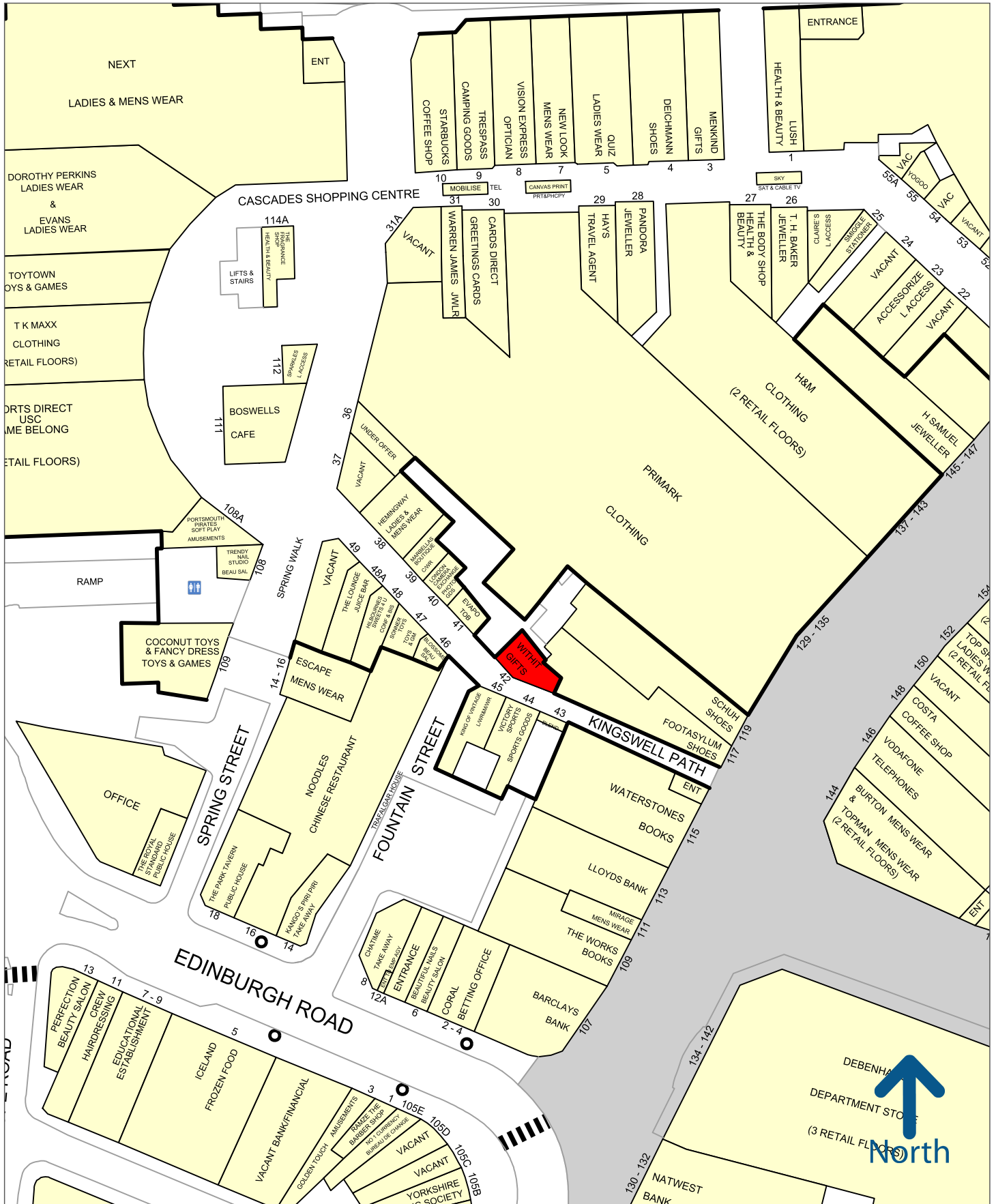
**FURTHER INFORMATION**

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