



PORTSMOUTH
UNIT 45
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 close to Footasylum and the entrance to Commercial Road. Other nearby occupiers include Next, TK Maxx, Boswells, Waterstones Cards Direct and Canvas Coffee.

ACCOMMODATION

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

Ground Floor Sales	817 sq ft	75.90 sq m
Mezzanine Storage	212 sq ft	19.70 sq m
First Floor Storage	930 sq ft	86.40 sq m

TERMS

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

RENTAL

£32,500 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £13,476 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£28,000.00
Rates Payable 2020/2021	£13,972.00

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 Band-E. The certificate is available upon request.

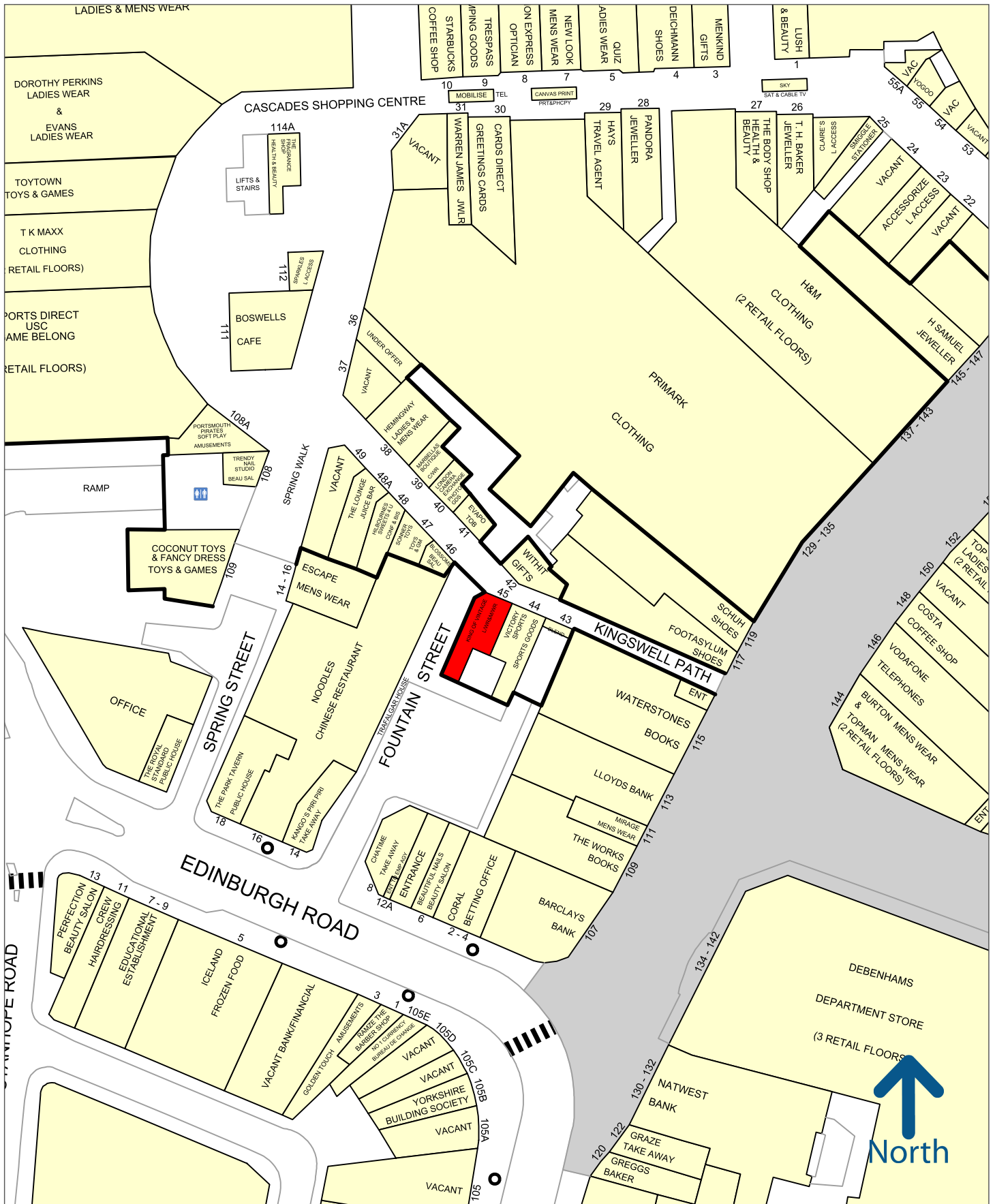
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 27/05/2021
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