



## PORTSMOUTH

### UNIT 49 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 subject unit is currently occupied by Fabric Land and is situated on Kingswell Path opposite Hemingway. Other retailers close by include Primark, TK Maxx, Dorothy Perkins, Cards Direct and Canvas Coffee.

#### ACCOMMODATION

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

Ground Floor	1,033sq ft	95.96 sq m
First Floor Ancillary	314 sq ft	29.17 sq m

#### TERMS

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

#### RENTAL

Price upon application.

#### SERVICE CHARGE

The annual service charge is approximately £13,690 for the current year.

#### BUSINESS RATES ESTIMATE

Rateable Value 2020	£28,000
Rates Payable 2020/2021	£13,972

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

#### EPC

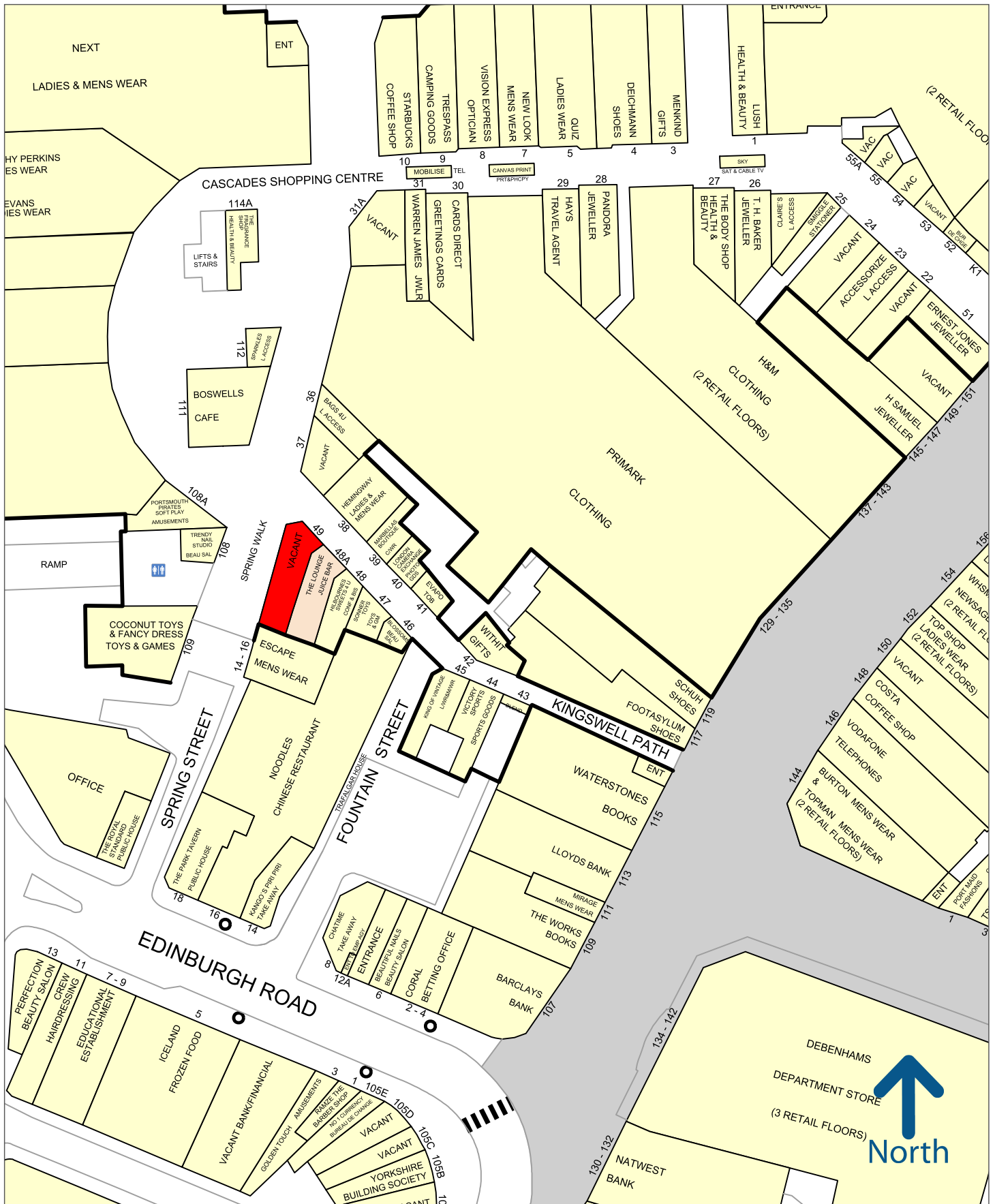
The property has a rating C. The certificate is available upon request.

#### 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: 29/04/2021  
Created By: AS Retail Property Services Limited



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