



PORTSMOUTH  
UNIT 53  
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 situated close to the main entrance to the Shopping Centre from Commercial Road. Other occupiers in close proximity are Accessorize, Ernest Jones, Smiggle, Cards Direct and Canvas Coffee.

**ACCOMMODATION**

The premises are arranged over Ground only, comprising the following approximate floor areas:

Ground Floor	306 sq ft	28.4 sq m
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**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 £2,640 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£28,250.00
Rates Payable 2020/2021	£14,096.75

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-C. The certificate is available upon request

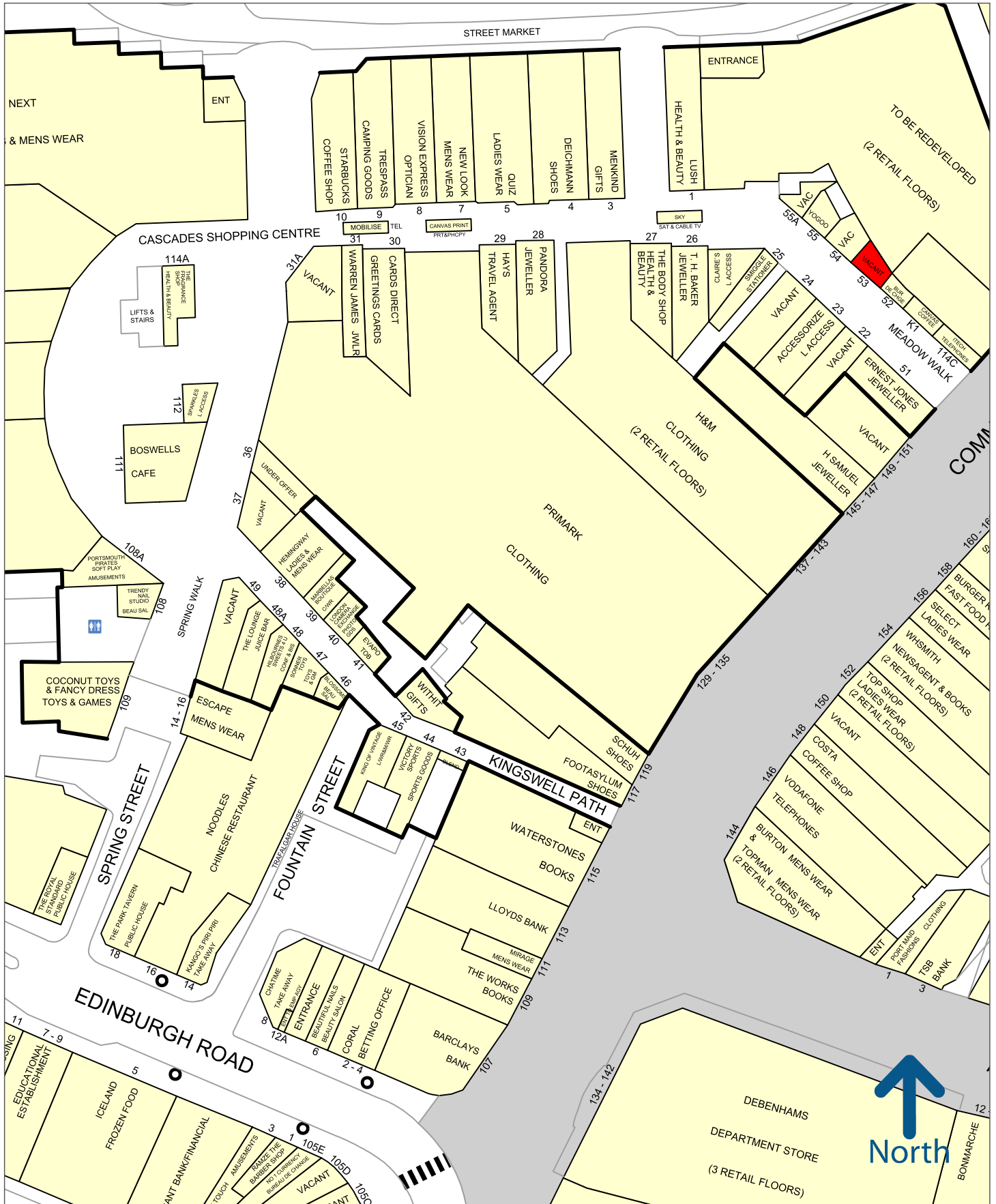
**FURTHER INFORMATION**

Andrew Shepherd  
020 7287 2155 / 07715 001 005  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

Adam Sarwar  
020 7287 2155 / 07359 108 965  
[adam@as-retail.co.uk](mailto:adam@as-retail.co.uk)

**OR JOINT AGENTS**

GCW  
Phil Fishwick/Duncan Kite  
020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 27/05/2021  
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