



PORTSMOUTH

UNIT 54

CASCADES SHOPPING CENTRE

**LOCATION**

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by Primark, H&M, TK Maxx 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, opposite Accessorize. Other retailers close by include Claire’s Accessories, Lush, Smiggle, Deichmann, Pandora, Ernest Jones, Cards Direct and Canvas Coffee.

**ACCOMMODATION**

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

Ground Floor	528 sq ft	49.05 sq m
--------------	-----------	------------

**TERMS**

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

**RENTAL**

TBC

**SERVICE CHARGE**

The annual service charge is approximately £4,942 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£46,500
Rates Payable 2020/2021	£23,436

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 an EPC Rating of C.

**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: 09/06/2021  
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011