



PORTSMOUTH

UNIT 9  
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 in a prime position adjacent to Vision Express and opposite Warren James. Other nearby retailers include Starbucks, Quiz, TK Maxx, Body Shop, Pandora, Cards Direct and Canvas Coffee.

**ACCOMMODATION**

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

Ground Floor	2,157 sq ft	200.39 sq m
Mezzanine	1,051 sq ft	97.64 sq m
First Floor	1,000 sq ft	92.90 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 £27,006 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£93,500.00
Rates Payable 2020/2021	£47,872.00

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

**EPC**

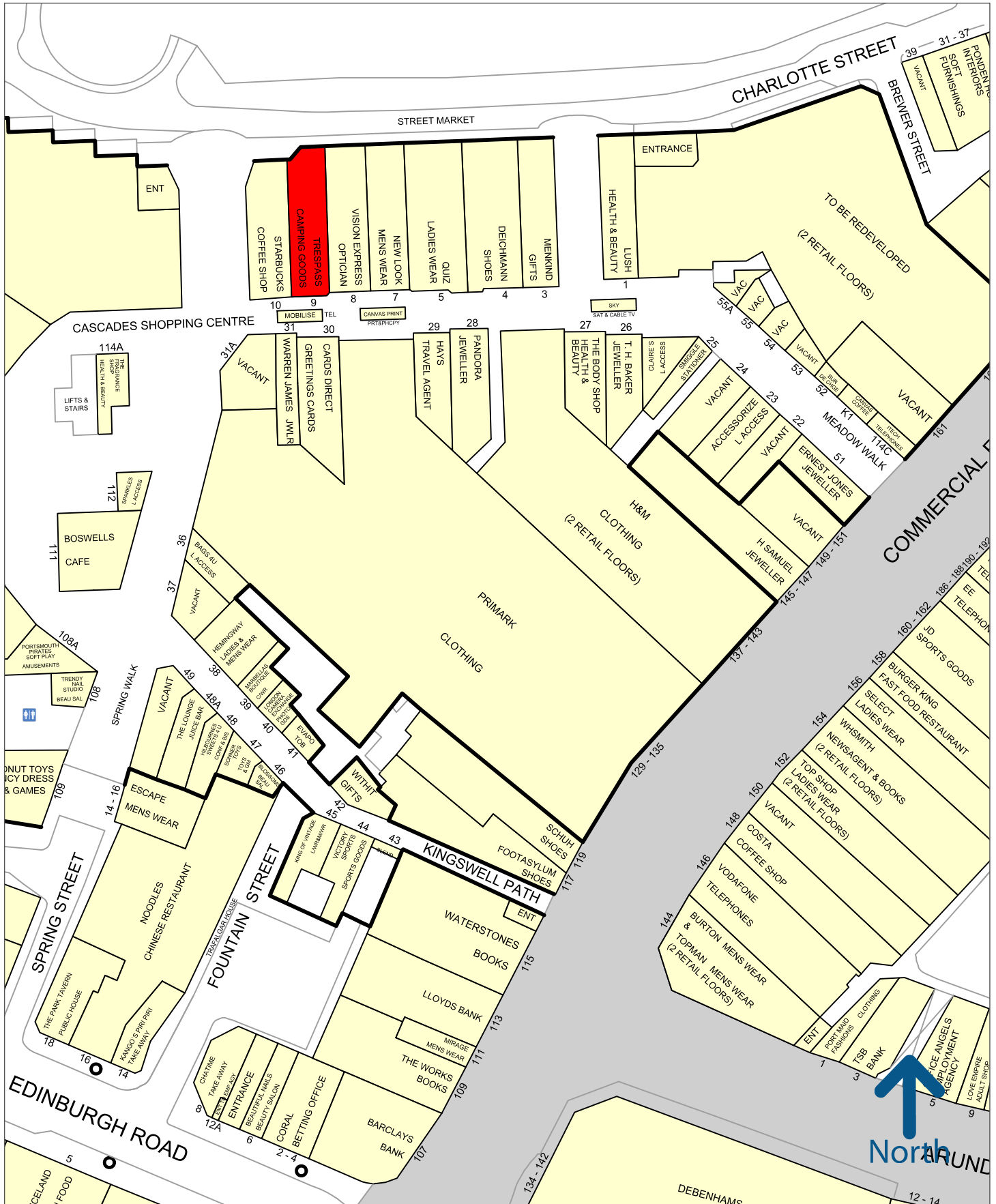
The property has a rating of D. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
Phil Fishwick/Duncan Kite  
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50 metres

Experian Goad Plan Created: 22/04/2021  
Created By: AS Retail Property Services Limited



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