



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.

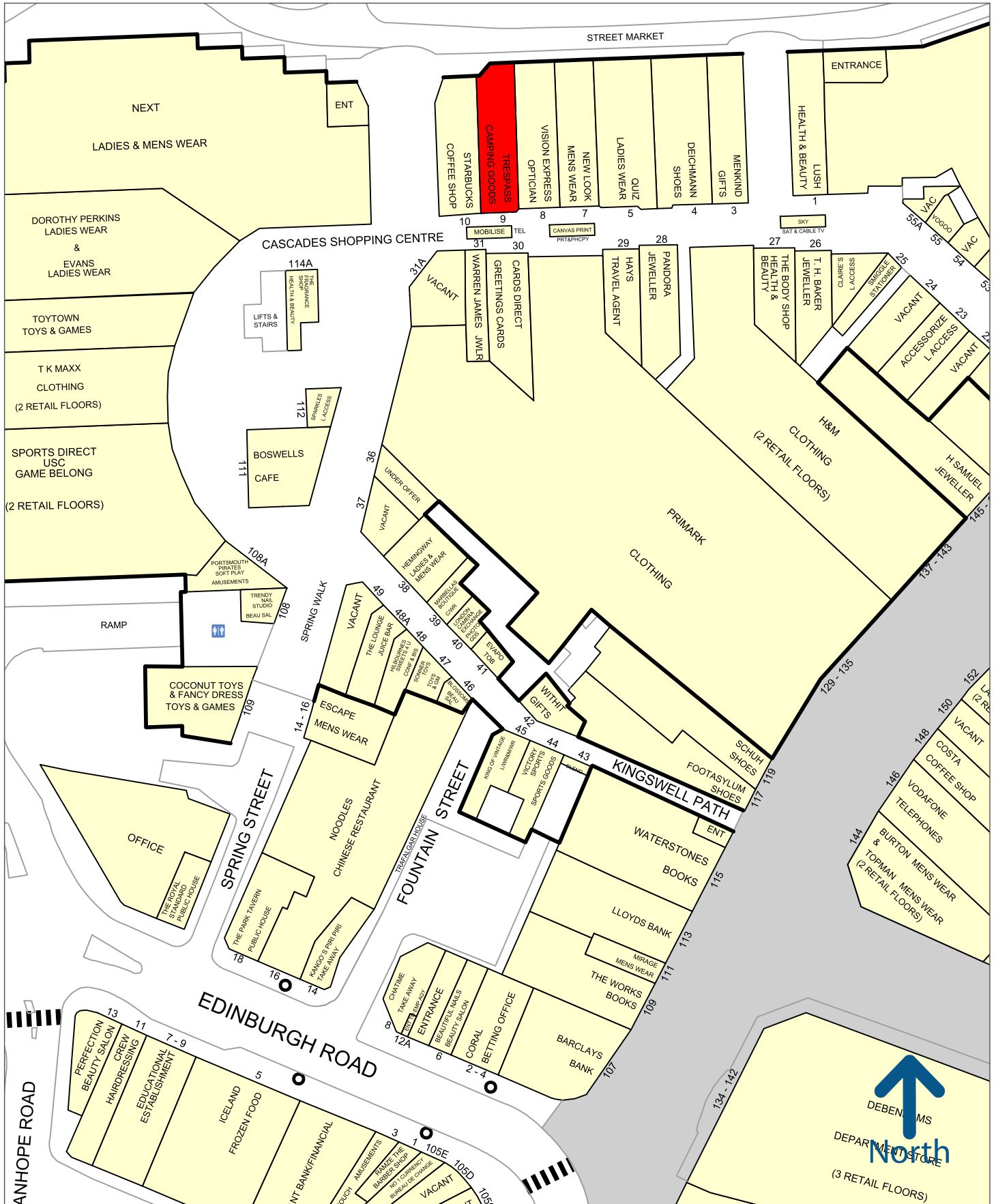
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 09/06/2021
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