



PORTSMOUTH
 UNIT 108A
 CASCADES SHOPPING CENTRE

LOCATION

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M** and **Next**. On average the centre receives 192,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located prime position boasting an extensive return frontage facing **Boswell's Café** and close to **TK Maxx** and **Next**. Other nearby retailers include **Body Shop**, **Dorothy Perkins** and **Starbucks**.

ACCOMMODATION

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

Ground Floor Sales	946 sq ft	87.87 sq m
--------------------	-----------	------------

TERMS

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

RENTAL

£42,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £8,232 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2017	£29,500
Rates Payable 2018/2019	£14,160

Interested parties are advised to seek confirmation of this figure from the Local Valuation Office

EPC

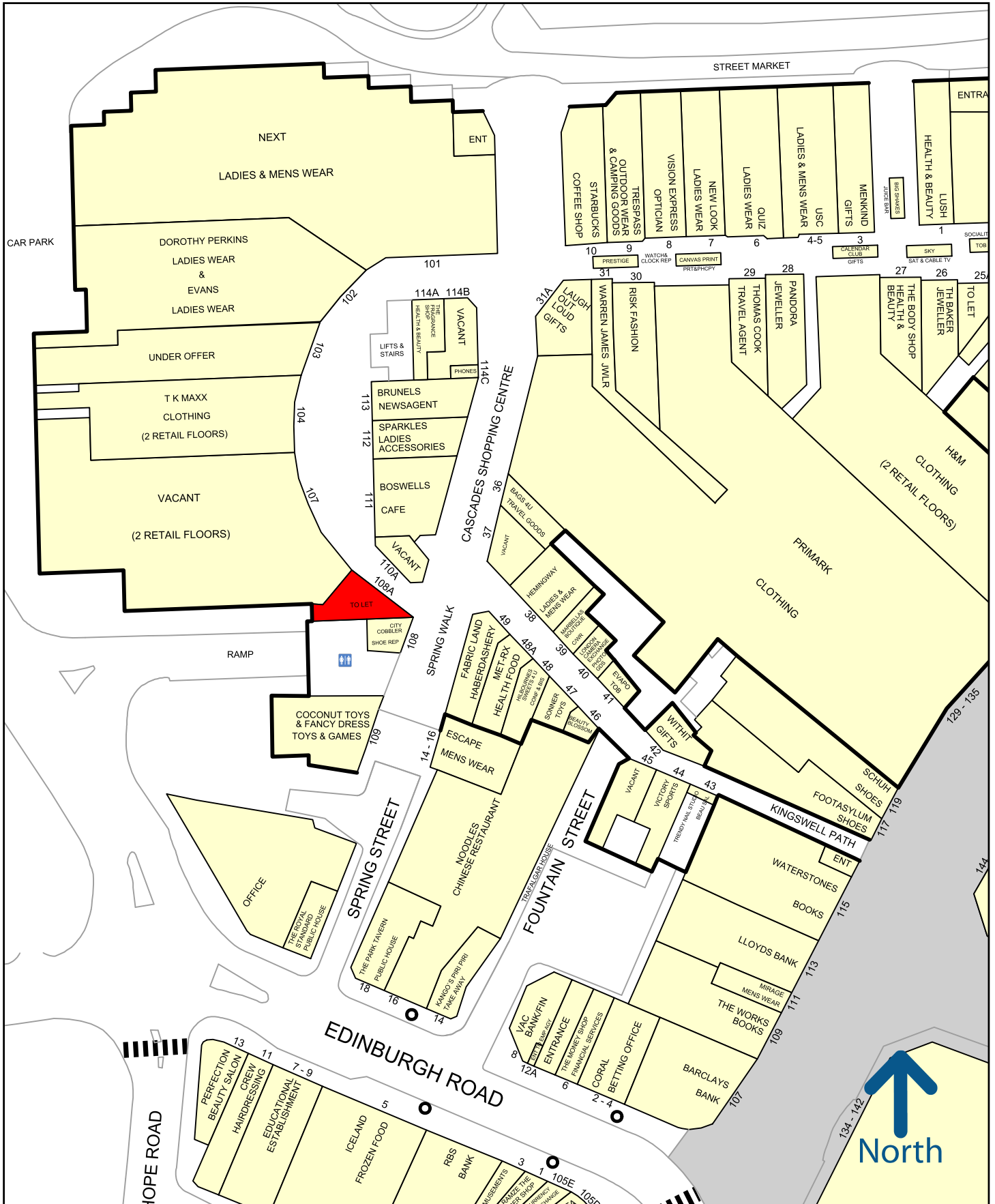
The property has a rating of C-65. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd Will Stone
 020 7287 2155 020 7287 2155
andrew@as-retail.co.uk will@as-retail.co.uk

OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 21/12/2018
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

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