



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
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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 2019	£29,500.00
Rates Payable 2019/2020	£14,484.50

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

EPC

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

FURTHER INFORMATION

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