



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**. **Sports Direct** have recently exchanged to take possession of the former **BHS** and are scheduled to open in Q2 2020. On average the centre receives 9 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located in a 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

£37,500 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

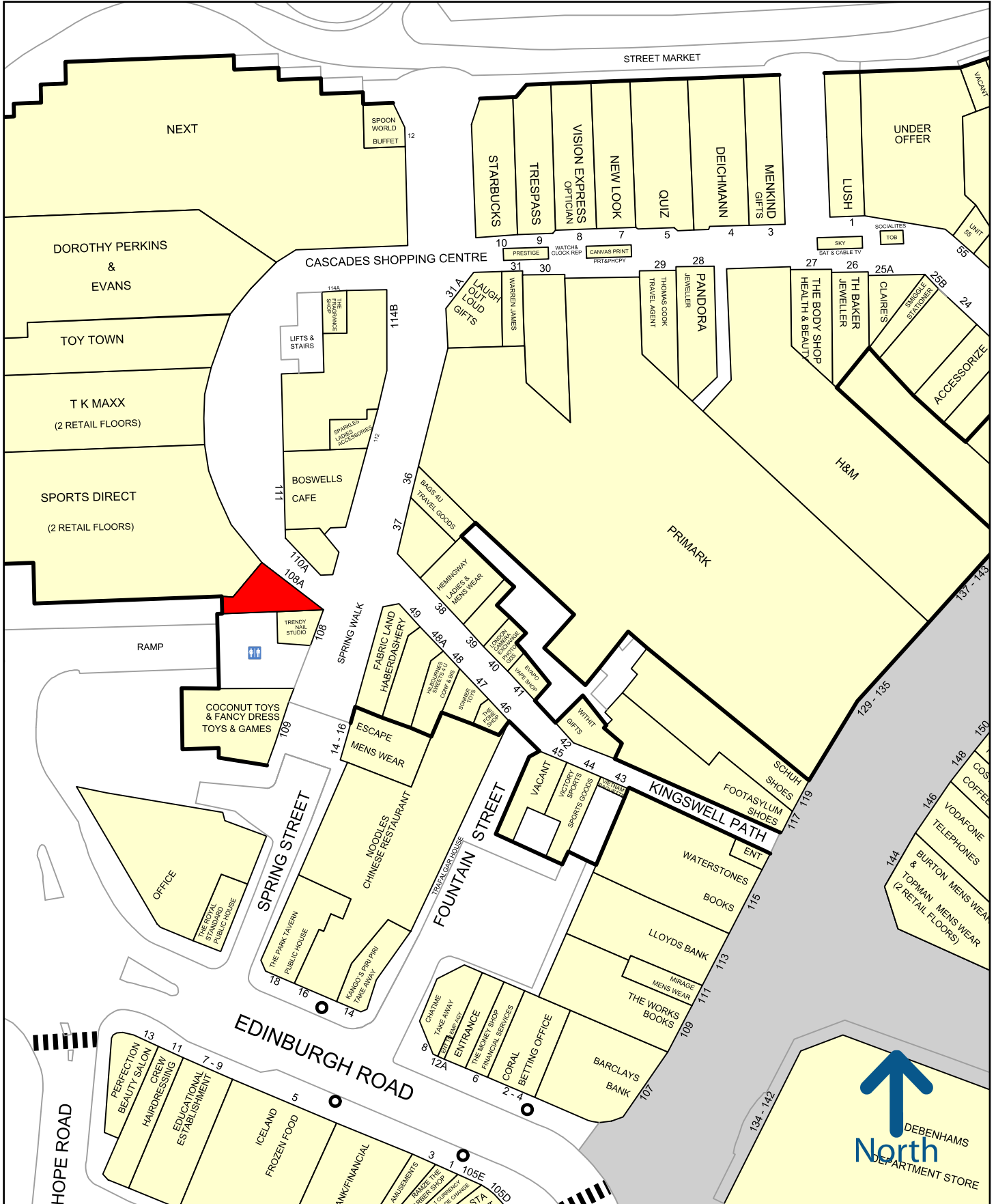
The property has a rating of C-65. The certificate is available upon request.

FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 08/11/2019
 Created By: AS Retail Property Services Limited

