



## PORTSMOUTH

### UNIT 22 CASCADES SHOPPING CENTRE

\* STAFF UNAWARE \*

#### 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 subject unit is currently occupied by Thorntons and is situated close to the main entrance to the Shopping Centre from Commercial Road, adjacent to **Ernest Jones** and **Accessorize**. Other retailers close by include **Smiggle**, **Pandora**, **Virgin Media** and **Claire's Accessories**.

#### ACCOMMODATION

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

Ground Floor	1,251 sq ft	116.22 sq m
First Floor Ancillary	260 sq ft	24.15 sq m

#### TERMS

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

#### RENTAL

£85,000 per annum exclusive.

#### SERVICE CHARGE

The annual service charge is approximately £13,920 for the current year.

#### BUSINESS RATES ESTIMATE

Rateable Value 2017	£66,000
Rates Payable 2018/2019	£31,680

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

#### EPC

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

#### FURTHER INFORMATION

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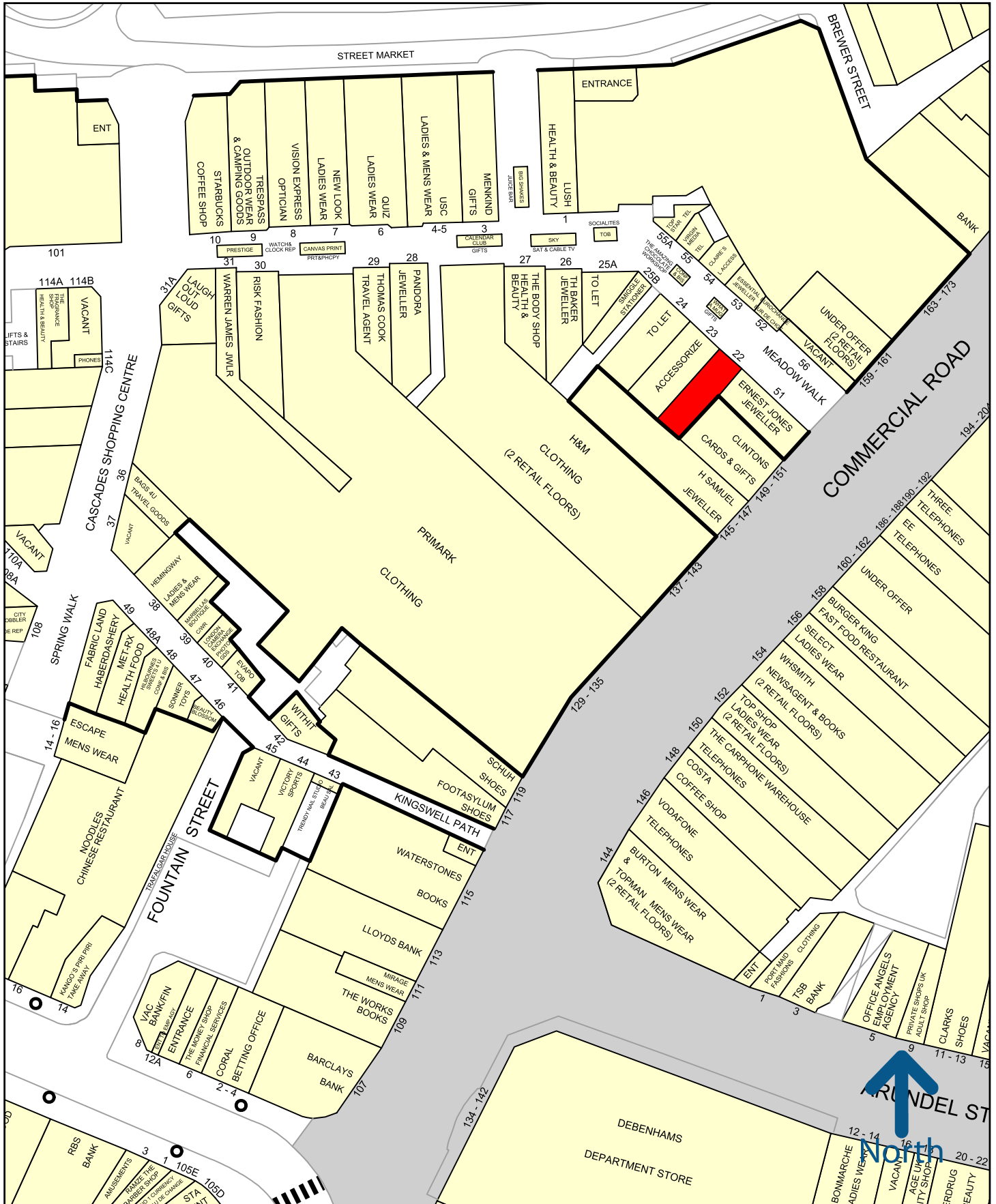
[rob@as-retail.co.uk](mailto:rob@as-retail.co.uk)

#### OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

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50 metres

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

