



PORTSMOUTH

UNIT 23 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 shop is located close to the Commercial Road entrance adjacent to **Thorntons** and close to **Smiggle**. Other nearby occupiers include **Lush**, **Goldsmiths**, **Body Shop**, **Pandora** and **Quiz**.

ACCOMMODATION

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

Ground Floor Sales	1,251 sq ft	116.22 sq m
Mezzanine Ancillary	296 sq ft	27.50 sq m
First Floor Ancillary	385 sq ft	35.77 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 £15,699 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2017	£67,000
Rates Payable 2018/2019	£32,160

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

EPC

The property has a rating of Band-E. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Rob Jones

020 7287 2777

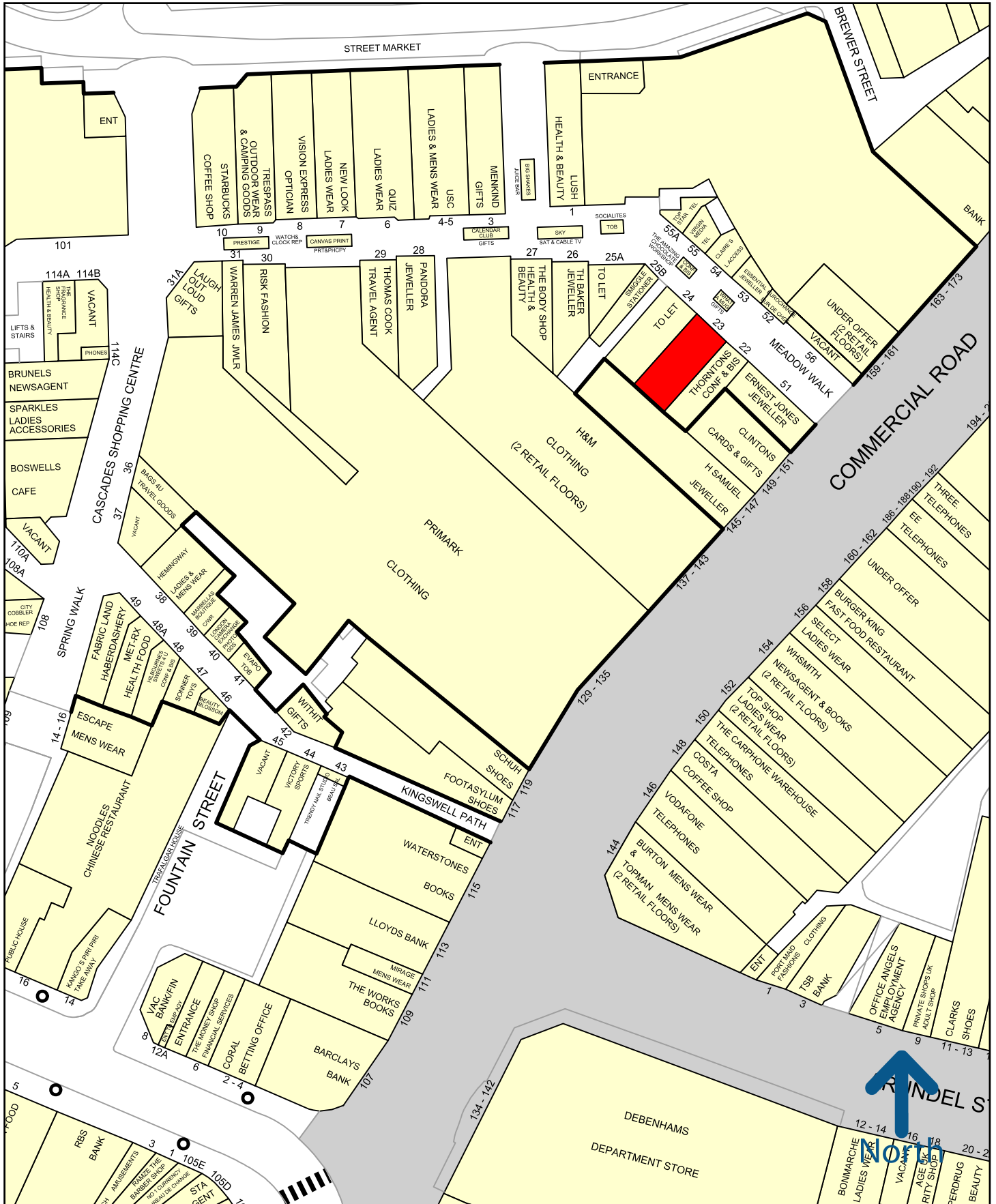
rob@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7647 4804



50 metres

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

