



PORTSMOUTH

UNIT 23

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 close to the Commercial Road entrance adjacent to **Thorntons** and close to **Smiggle**. Other nearby occupiers include **Lush**, **Deichmann**, **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

£75,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £15,699 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2019	£67,000.00
Rates Payable 2019/2020	£33,768.00

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

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