



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.

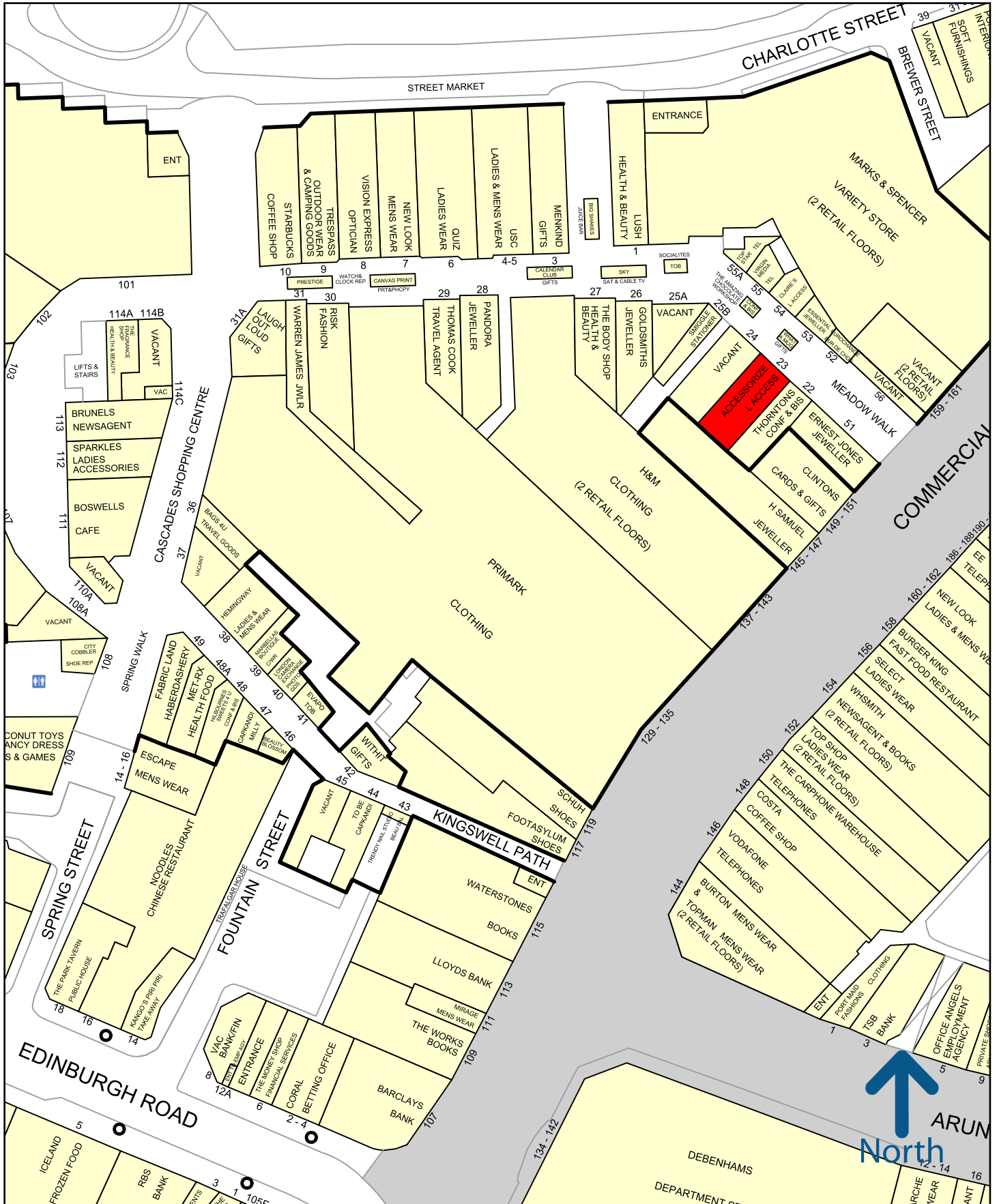
**FURTHER INFORMATION**

Andrew Shepherd  
020 7287 2155  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

Rob Jones  
020 7287 2777  
[rob@as-retail.co.uk](mailto: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: 12/09/2018  
Created By: AS Retail Property Services Limited

