



PORTSMOUTH
UNIT 24
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 **Accessorize** and **Smiggle**. Other nearby occupiers include **Deichmann**, **Lush**, **Pandora**, **Body Shop** and **Quiz**.

ACCOMMODATION

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

Ground Floor	1,188 sq ft	110.37 sq m
First Floor Ancillary	391 sq ft	36.33 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 £16,914 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2019	£71,500.00
Rates Payable 2019/2020	£36,036.00

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

EPC

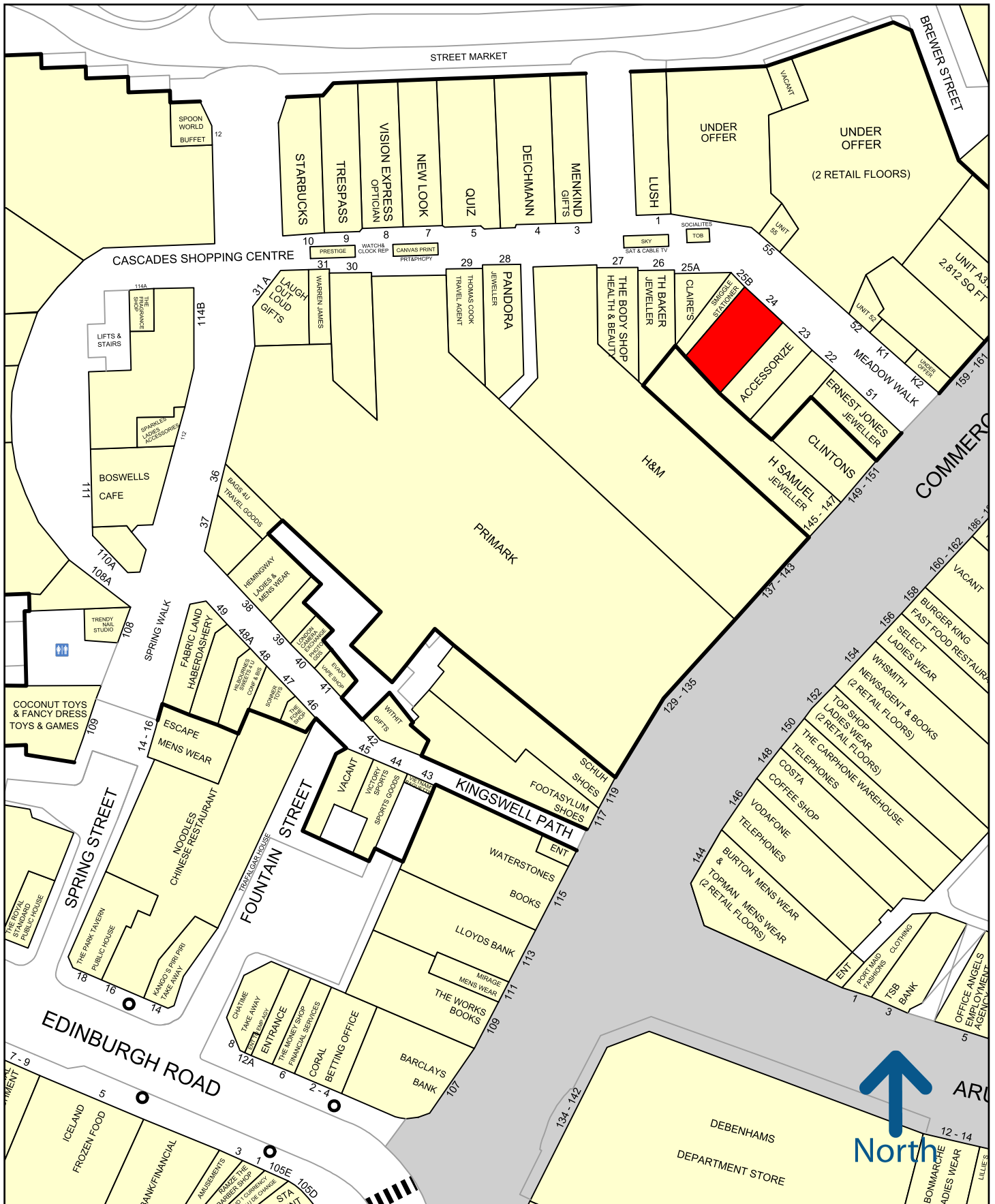
An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 08/11/2019
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