



## PORTSMOUTH

### UNIT 3

## 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 currently occupied by Menkind and is in a prime position boasting an extensive return frontage facing **Lush**, adjacent to **Deichman** and opposite **H&M** and **Pandora**. Other nearby retailers include **Primark**, **Body Shop**, **Starbucks** and **Quiz**.

### ACCOMMODATION

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

Ground Floor Sales	1,791 sq ft	166.39 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

£80,000 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £21,113 for the current year.

### BUSINESS RATES ESTIMATE

Rateable Value 2019	£70,500.00
Rates Payable 2019/2020	£35,532.00

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

### EPC

The property has a rating of D-96. The certificate is available upon request.

### FURTHER INFORMATION

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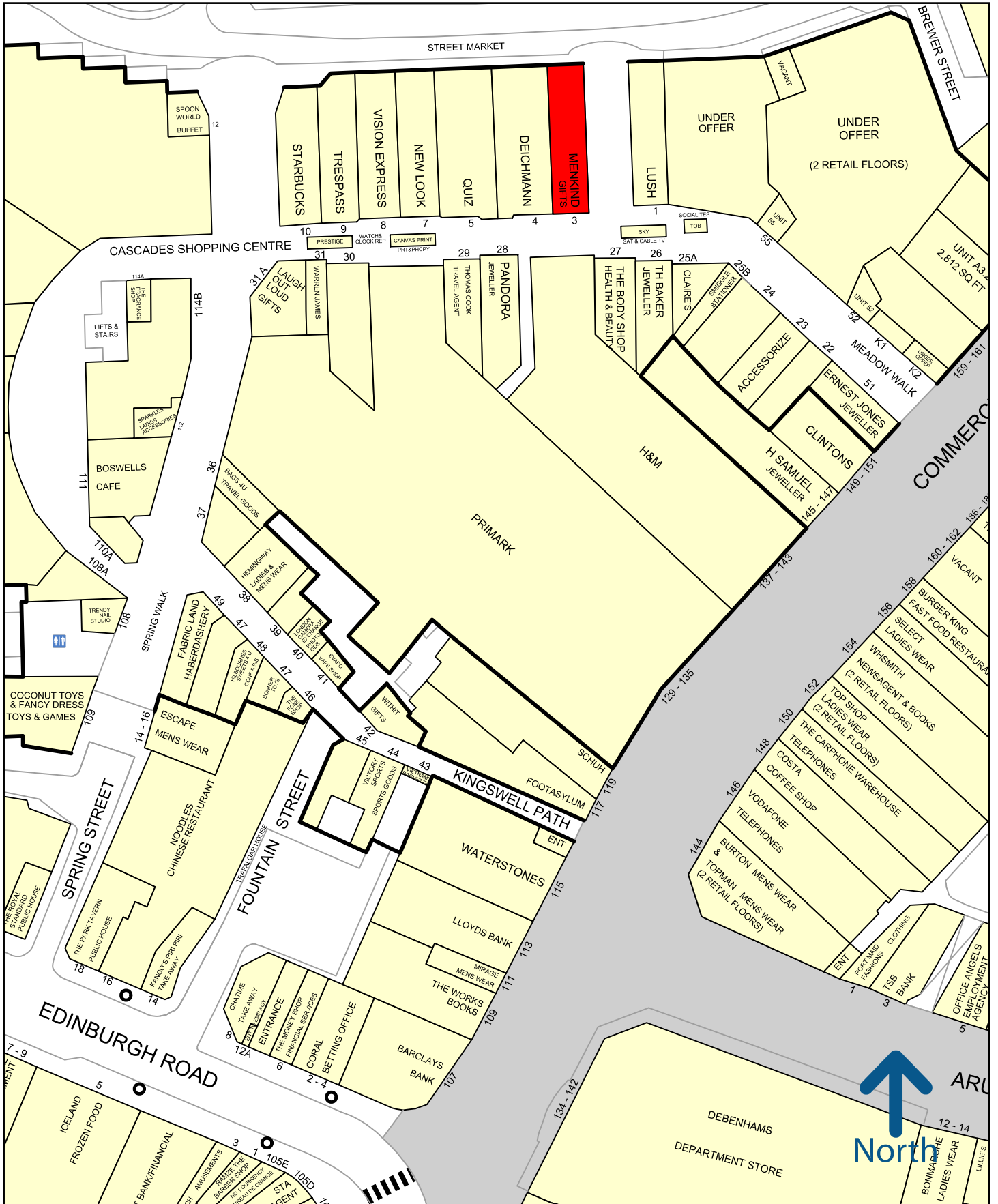
[will@as-retail.co.uk](mailto:will@as-retail.co.uk)

### OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 08/11/2019  
Created By: AS Retail Property Services Limited



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