



PORTSMOUTH

UNIT 3 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 currently occupied by Menkind and is in a prime position boasting an extensive return frontage facing **Lush**, adjacent to **USC** 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

£90,000 per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES ESTIMATE

Rateable Value 2017	£70,500
Rates Payable 2018/2019	£34,756.50

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

EPC

The property has a rating of D-g6. The certificate is available upon request.

FURTHER INFORMATION

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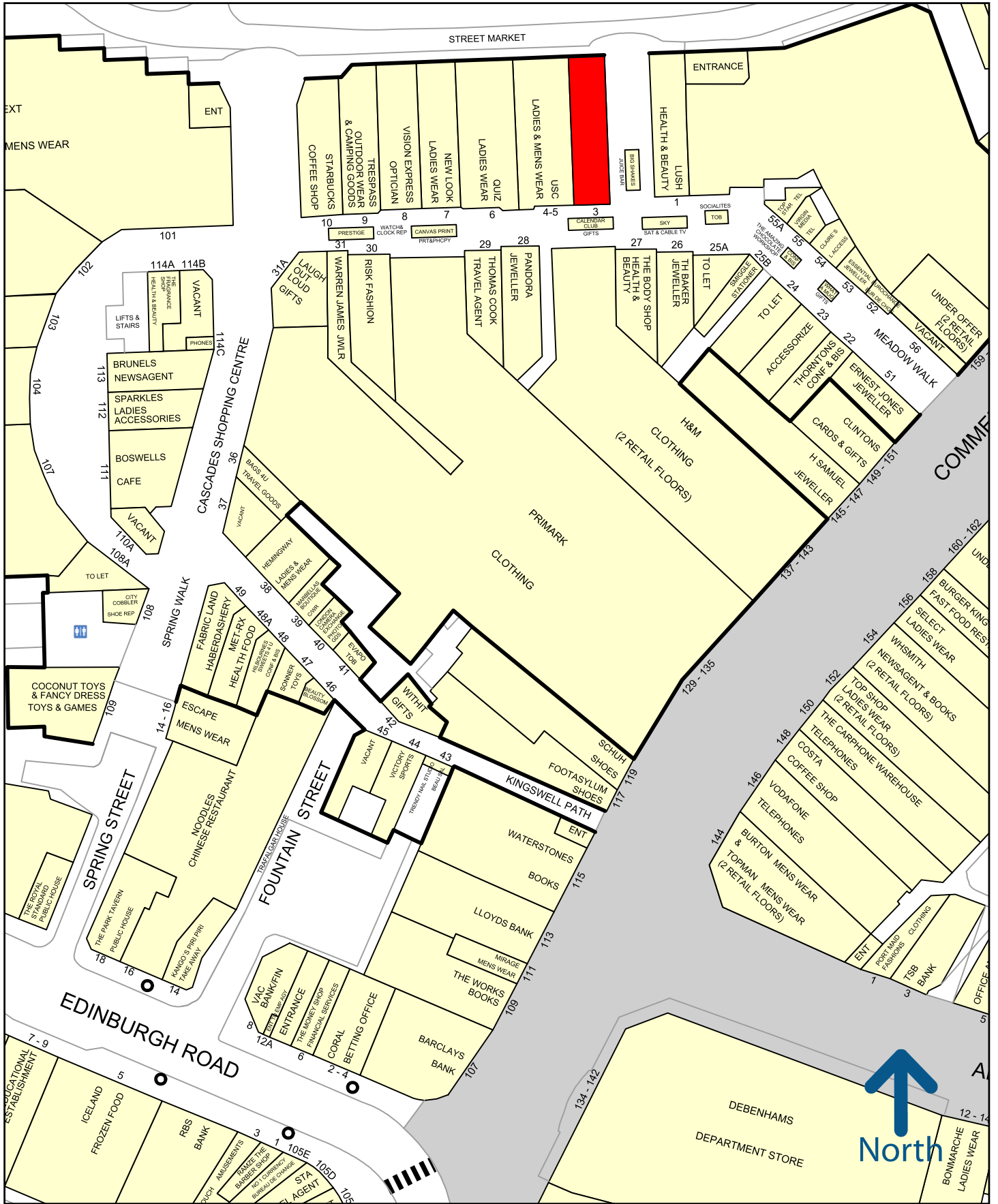
will@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

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50 metres

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

