



PORTSMOUTH  
UNIT 30  
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 on the prime pitch of the Cascades between **Primark** and **Warren James**. Other nearby occupiers include **Next**, **TK Maxx**, **Starbucks**, **Quiz**, **Pandora** and **Deichmann**.

**ACCOMMODATION**

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

Ground Floor Sales	1,341 sq ft	124.58 sq m
Ground Floor Ancillary	173 sq ft	16.07 sq m
First Floor Storage	530 sq ft	49.24 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 £15,449 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2019	£78,500.00
Rates Payable 2019/2020	£39,564.50

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

**EPC**

The property has a rating of Band-C. The certificate is available upon request.

**FURTHER INFORMATION**

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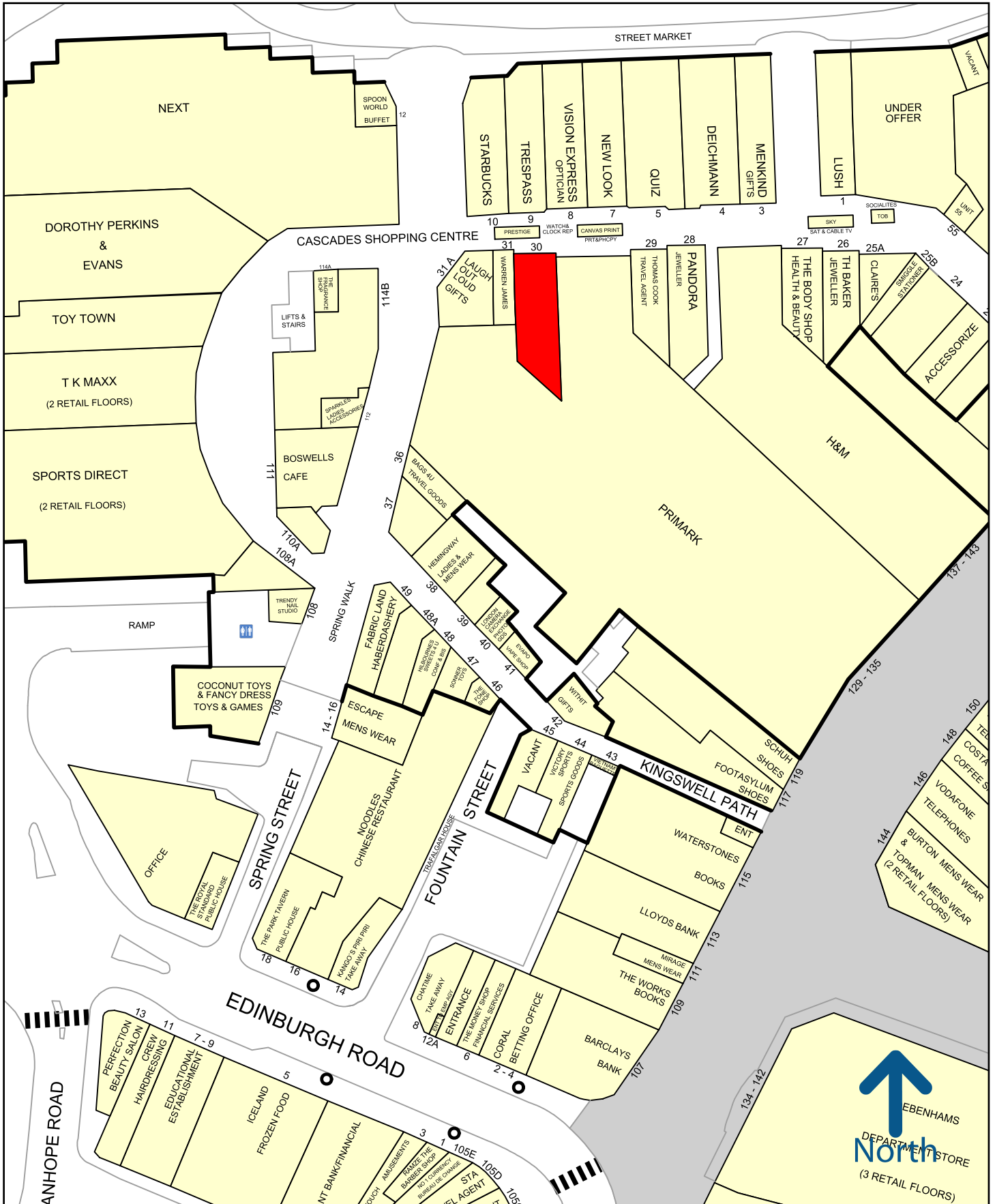
[will@as-retail.co.uk](mailto:will@as-retail.co.uk)

**OR JOINT AGENTS**

GCW

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50 metres

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

