



## 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**. 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 on the prime pitch of the Cascades between **Primark** and **Warren James**. Other nearby occupiers include **Next**, **TK Maxx**, **Starbucks**, **Quiz**, **Pandora** and **New Look Men**.

#### 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

£90,000 per annum exclusive

#### SERVICE CHARGE

The annual service charge is approximately £15,449 for the current year.

#### BUSINESS RATES ESTIMATE

Rateable Value 2017	£78,500
Rates Payable 2018/2019	£38,700.50

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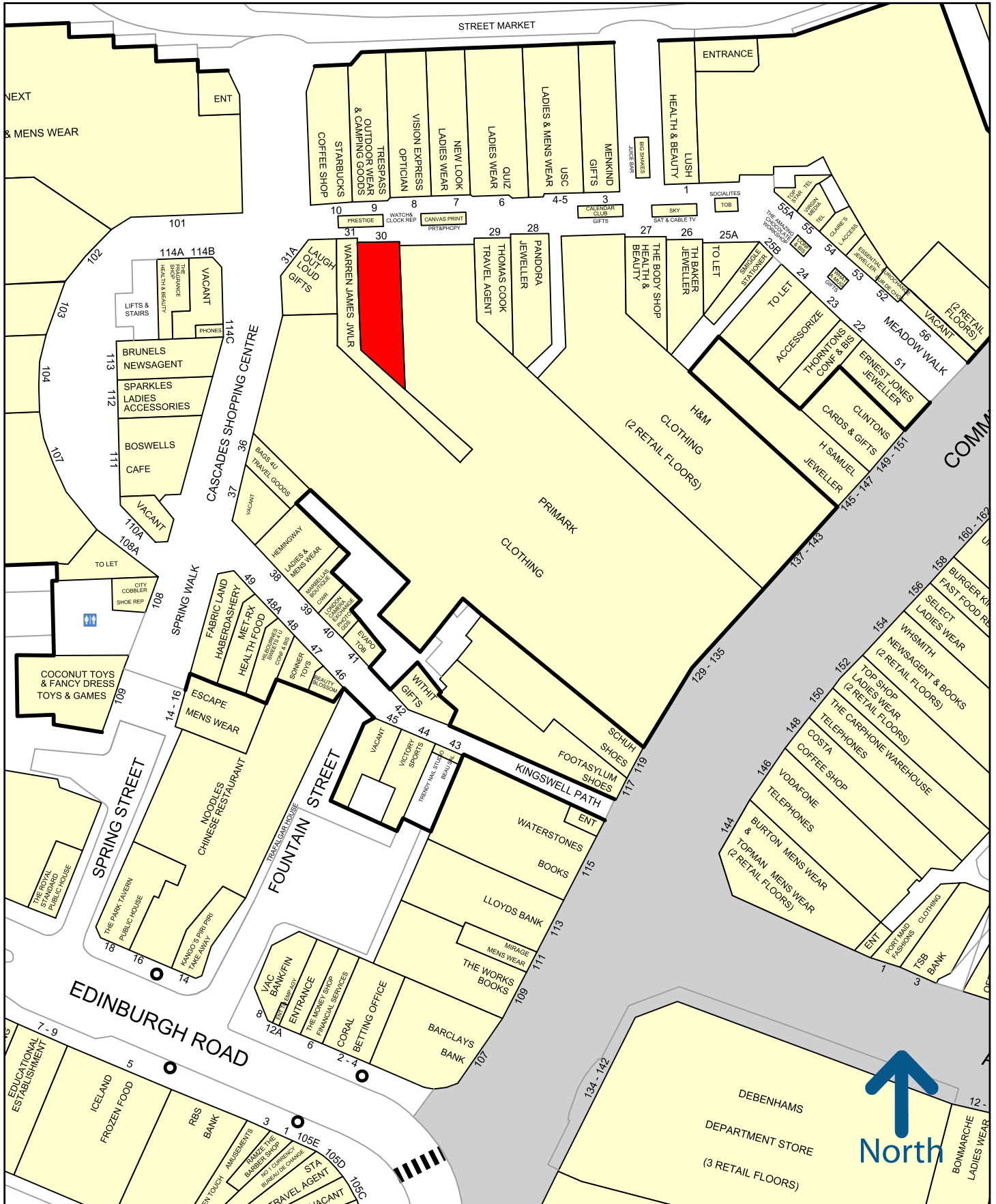
[rob@as-retail.co.uk](mailto:rob@as-retail.co.uk)

#### 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

