



PORTSMOUTH

UNIT 31A
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 between **Warren James** and the entrance to **Primark** with **Starbucks**, **Next** and one of the main entrances to The Cascades from Charlotte Street Car Park opposite. Other nearby occupiers include **Trespass**, **TK Maxx**, **Pandora** and **Quiz**.

ACCOMMODATION

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

| | | |
|---------------------|-------------|-------------|
| Ground Floor Sales | 1,091 sq ft | 101.36 sq m |
| Mezzanine Storage | 221 sq ft | 21.18 sq m |
| First Floor Storage | 732 sq ft | 68.01 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 £8,929 for the current year.

BUSINESS RATES ESTIMATE

| | |
|-------------------------|---------|
| Rateable Value 2017 | £56,000 |
| Rates Payable 2018/2019 | £26,880 |

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

EPC

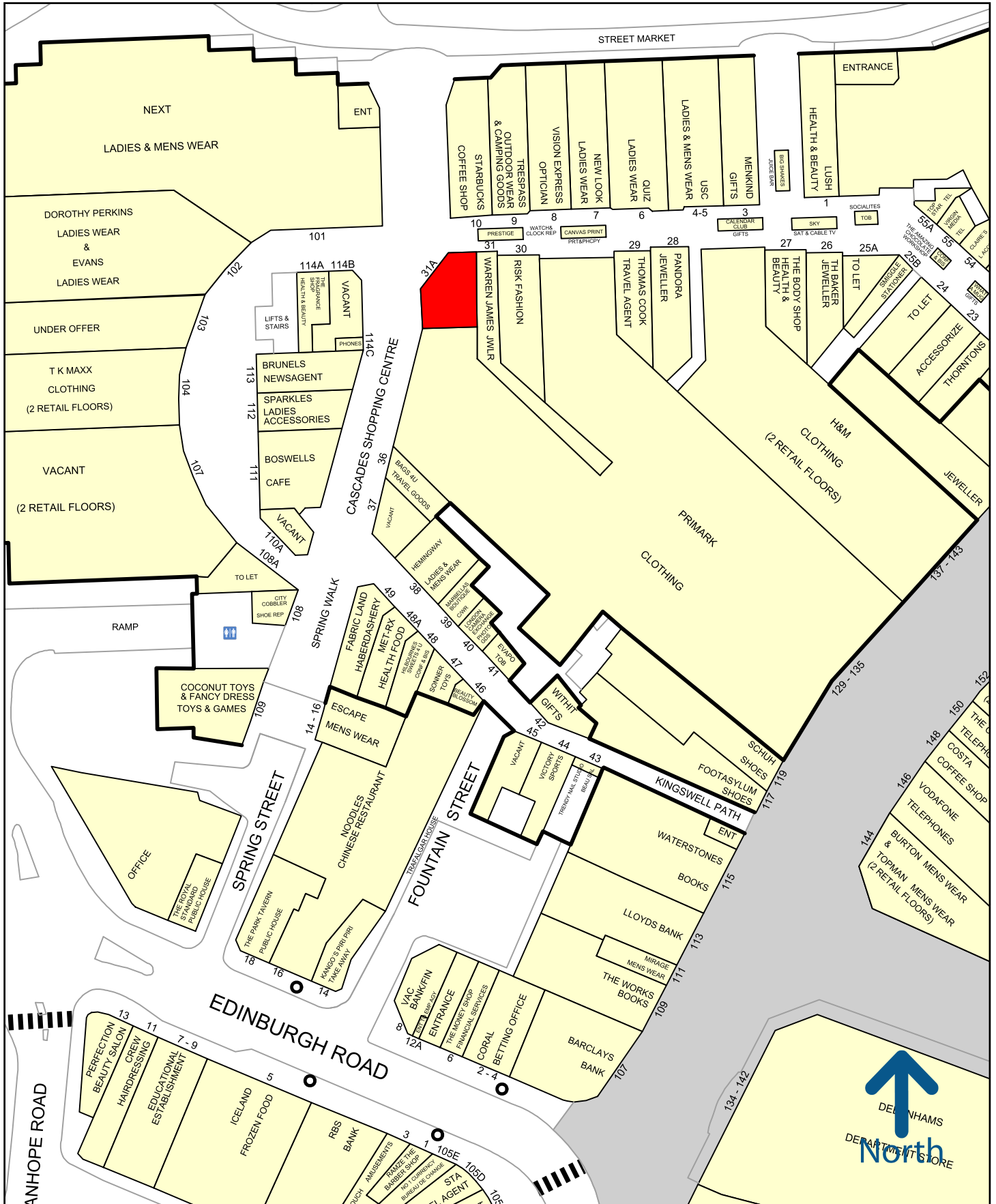
The property has a rating of C-53. The certificate is available upon request.

FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

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

