



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 2019	£56,000.00
Rates Payable 2019/2020	£28,224.00

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

EPC

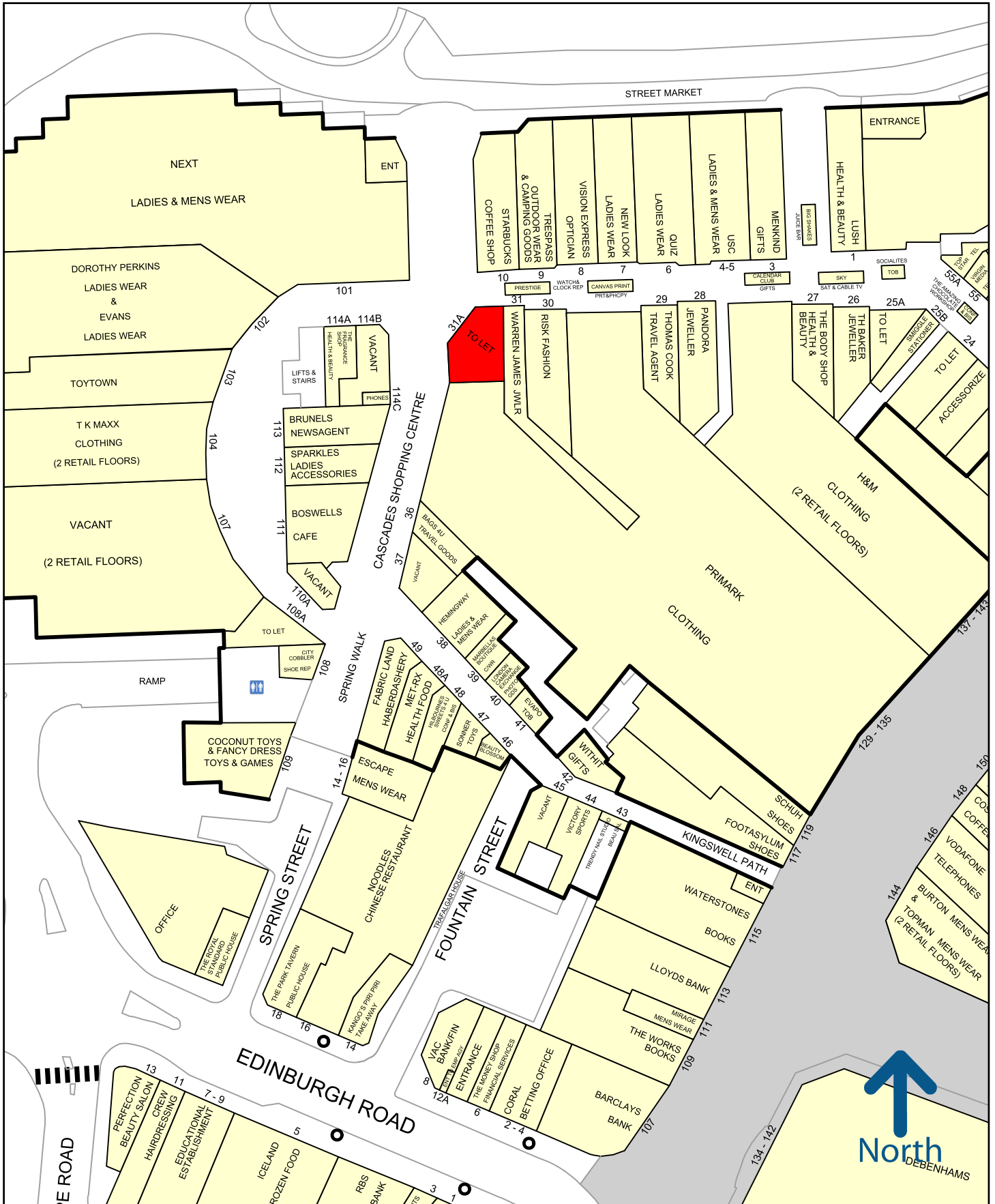
The property has a rating of C-53. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd Will Stone
020 7287 2155 020 7287 2155
andrew@as-retail.co.uk 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: 04/06/2019
Created By: AS Retail Property Services Limited

