



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 **Trespas**, **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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