



PORTSMOUTH

UNIT 36
CASCADE 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, serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located on Spring Lane opposite **Boswells Cafe** and next to **Primark**. Other nearby occupiers include **TK Maxx**, **Starbucks** and **Quiz**.

ACCOMMODATION

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

Ground Floor Sales	788 sq ft	73.21 sq m
--------------------	-----------	------------

TERMS

Available by way of a new lease for a term to be agreed.

RENTAL

£29,750 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £7,043 for the current year.

BUSINESS RATES

Rateable Value 2017	£24,750
Rates Payable 2018/2019	£11,855

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

EPC

The property has a rating of E. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Rob Jones

020 7287 2777

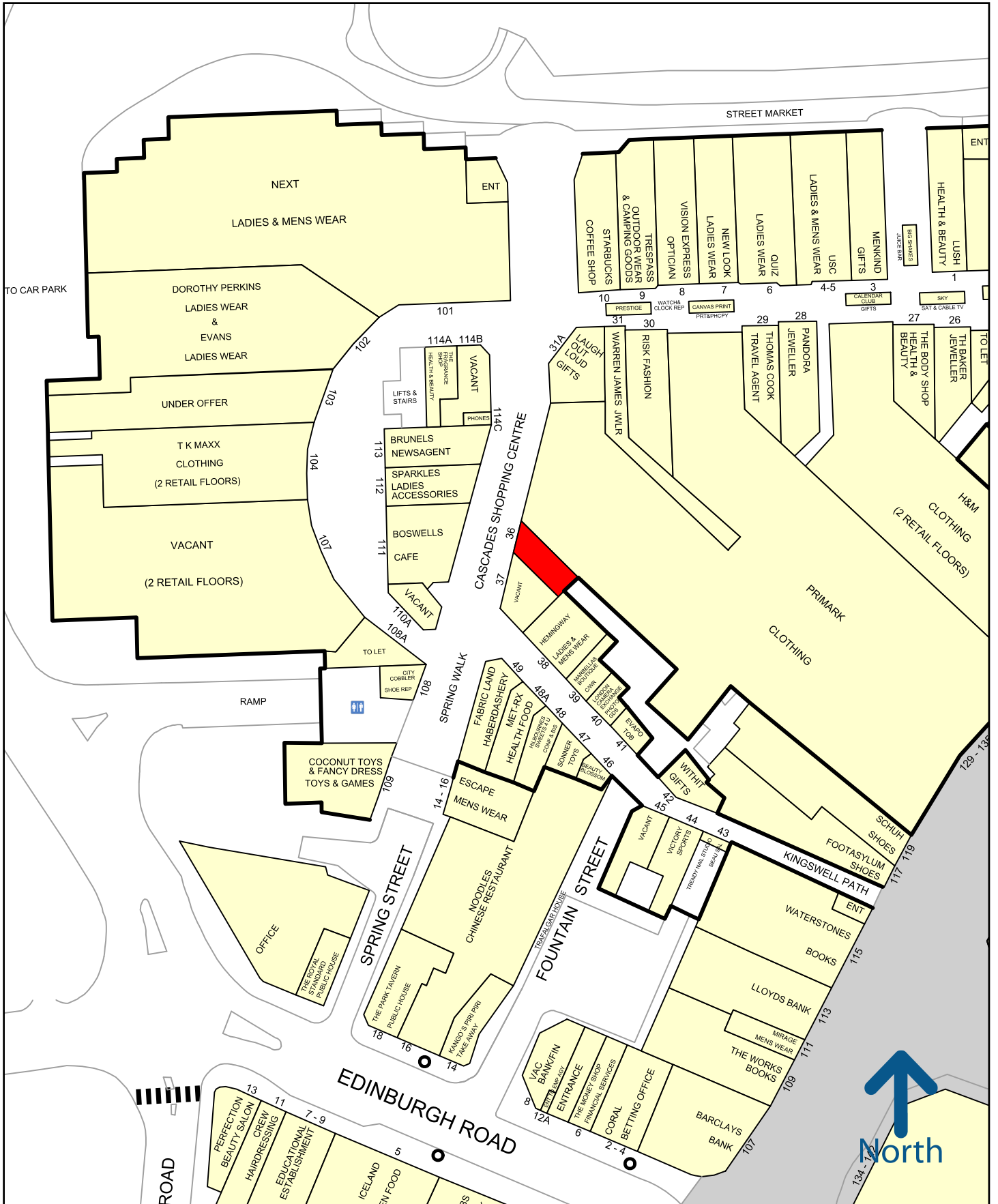
rob@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/4804



50 metres

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

