



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
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**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.

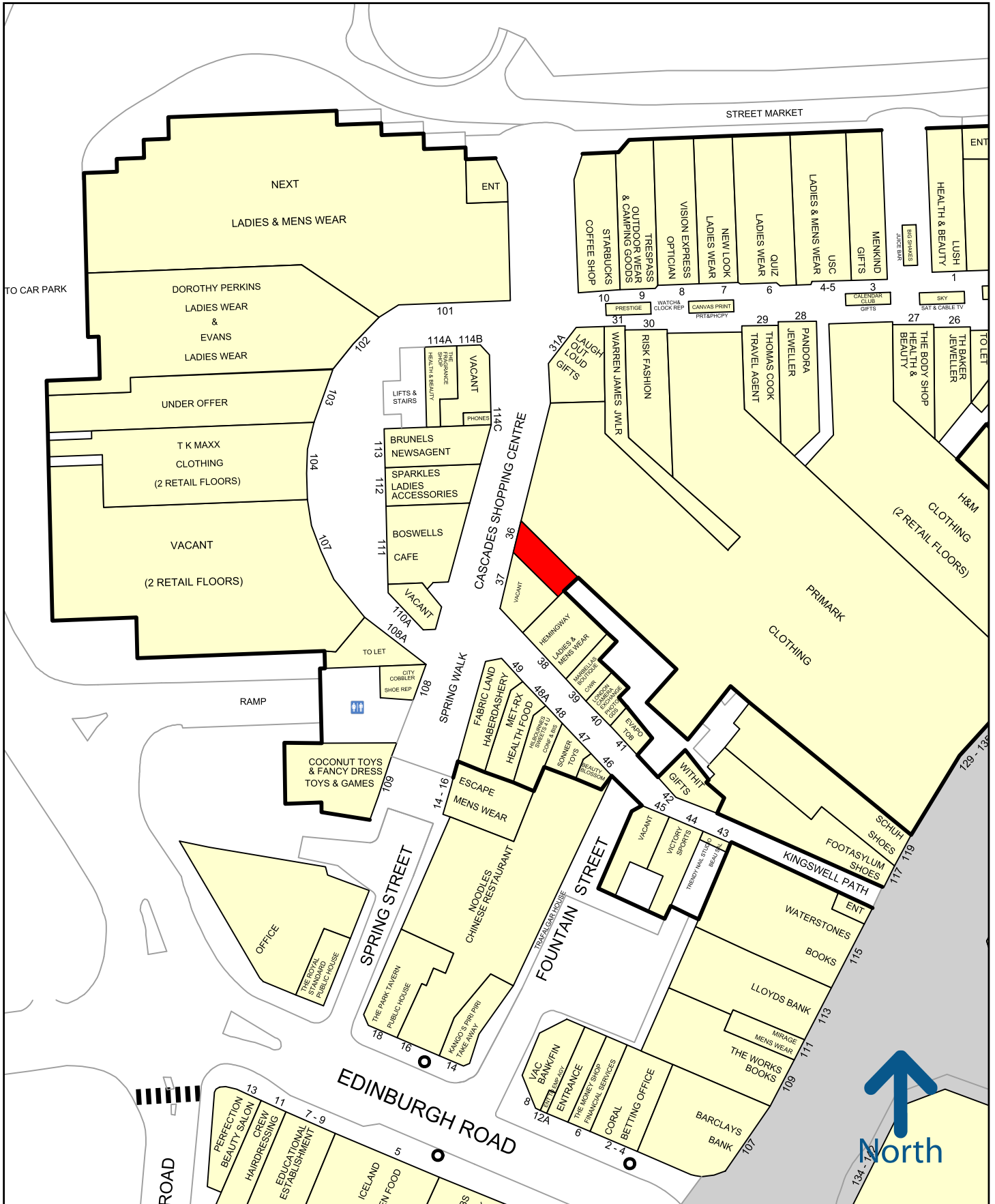
**FURTHER INFORMATION**

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**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

