



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**. **Sports Direct** have recently exchanged to take possession of the former BHS and are scheduled to open in Q2 2020. On average the centre receives 9 million visitors annually and is 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 2019	£24,750.00
Rates Payable 2019/2020	£12,152.25

This property may be eligible for Retail Relief. Interested parties are advised contact the local Valuation Office.

EPC

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

FURTHER INFORMATION

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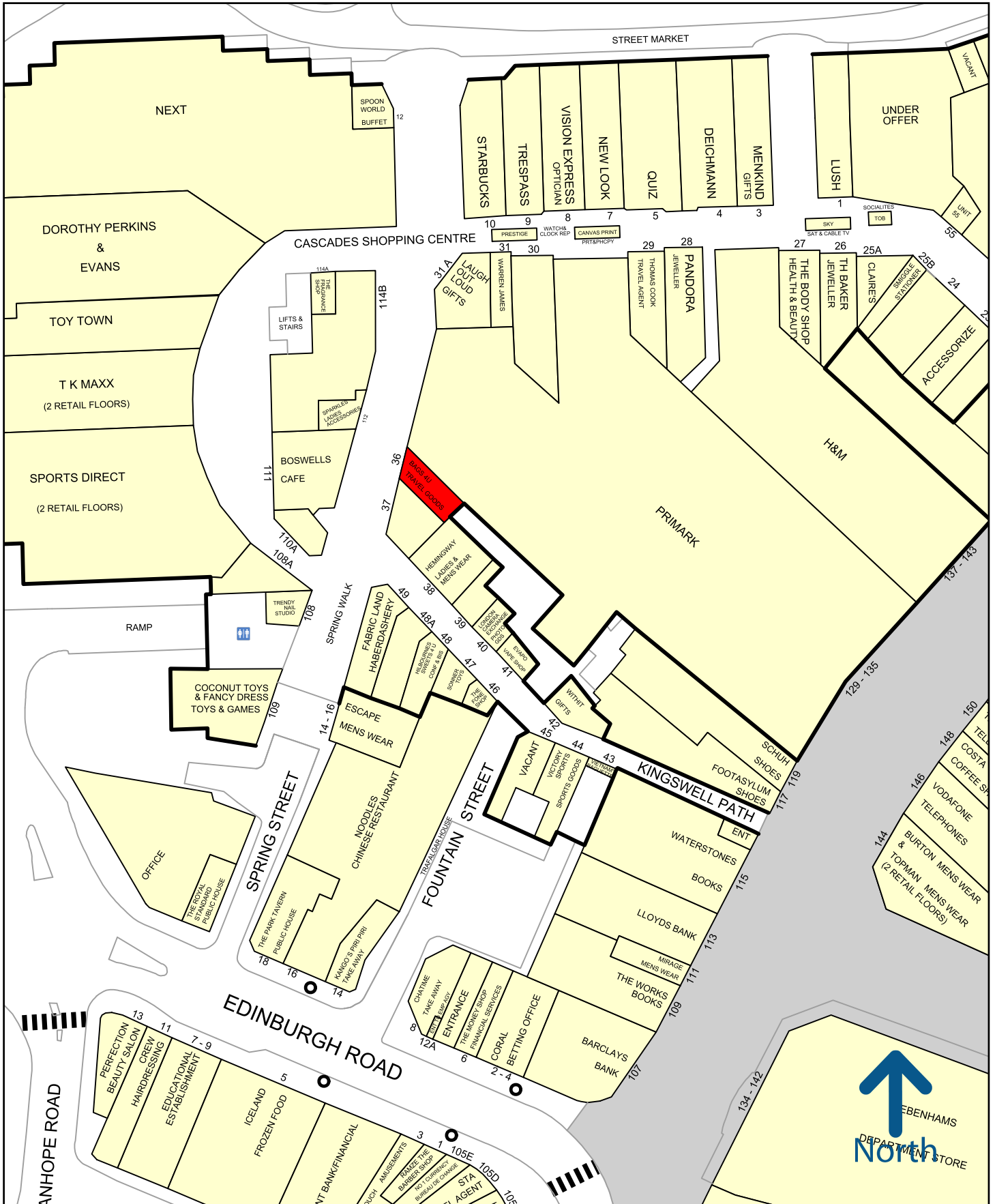
will@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 08/11/2019
Created By: AS Retail Property Services Limited



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