



PORTSMOUTH

UNIT 37

CASCADES 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 **Next**, **TK Maxx**, **Starbucks**, **Quiz**, **Deichmann** and **Pandora**.

ACCOMMODATION

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

| | | |
|--------------|-----------|------------|
| Ground Floor | 907 sq ft | 84.26 sq m |
| Mezzanine | 462 sq ft | 42.92 sq m |

TERMS

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

RENTAL

£39,750 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £6,568 for the current year.

BUSINESS RATES ESTIMATE

| | |
|-------------------------|------------|
| Rateable Value 2019 | £32,750.00 |
| Rates Payable 2019/2020 | £16,080.25 |

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

EPC

The property has a rating of D-82. The certificate is available upon request.

FURTHER INFORMATION

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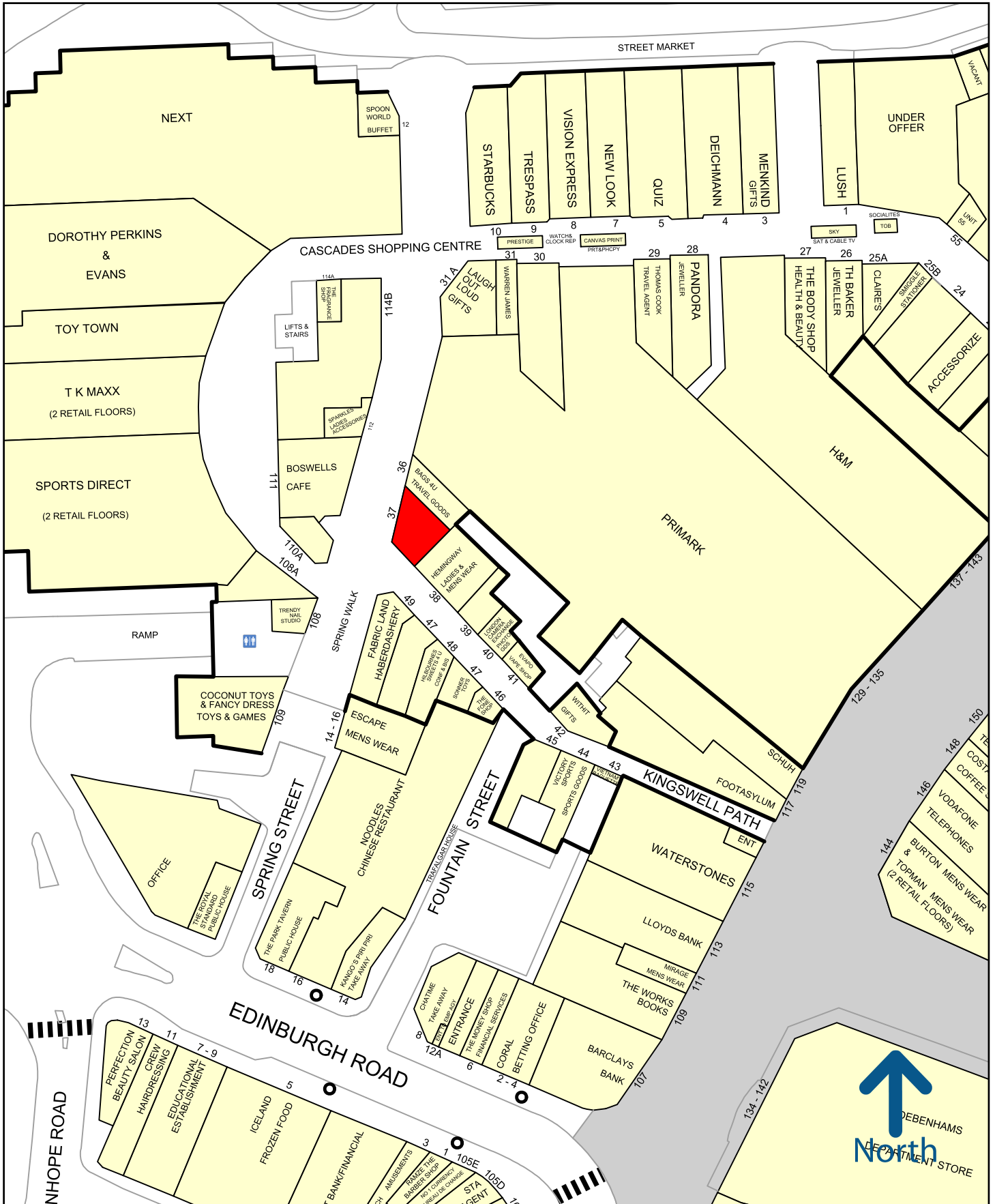
will@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

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50 metres

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

