



PORTSMOUTH
UNIT 42
CASCADES SHOPPING CENTRE

SUBJECT TO VACANT POSSESSION

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 on Kingswell Path adjacent to **Footasylum** and in a busy parade of small shops before the likes of **Next**, **TK Maxx** and **Primark**. Other nearby retailers include **Starbucks**, **Quiz** and **Warren James**.

ACCOMMODATION

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

| | | |
|--------------|-----------|------------|
| Ground Floor | 443 sq ft | 41.16 sq m |
| Mezz | 362 sq ft | 33.63 sq m |

TERMS

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

RENTAL

On application.

SERVICE CHARGE

The annual service charge is approximately £4,052 for the current year.

BUSINESS RATES ESTIMATE

| | |
|-------------------------|------------|
| Rateable Value 2019 | £17,500.00 |
| Rates Payable 2019/2020 | £8,592.50 |

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

EPC

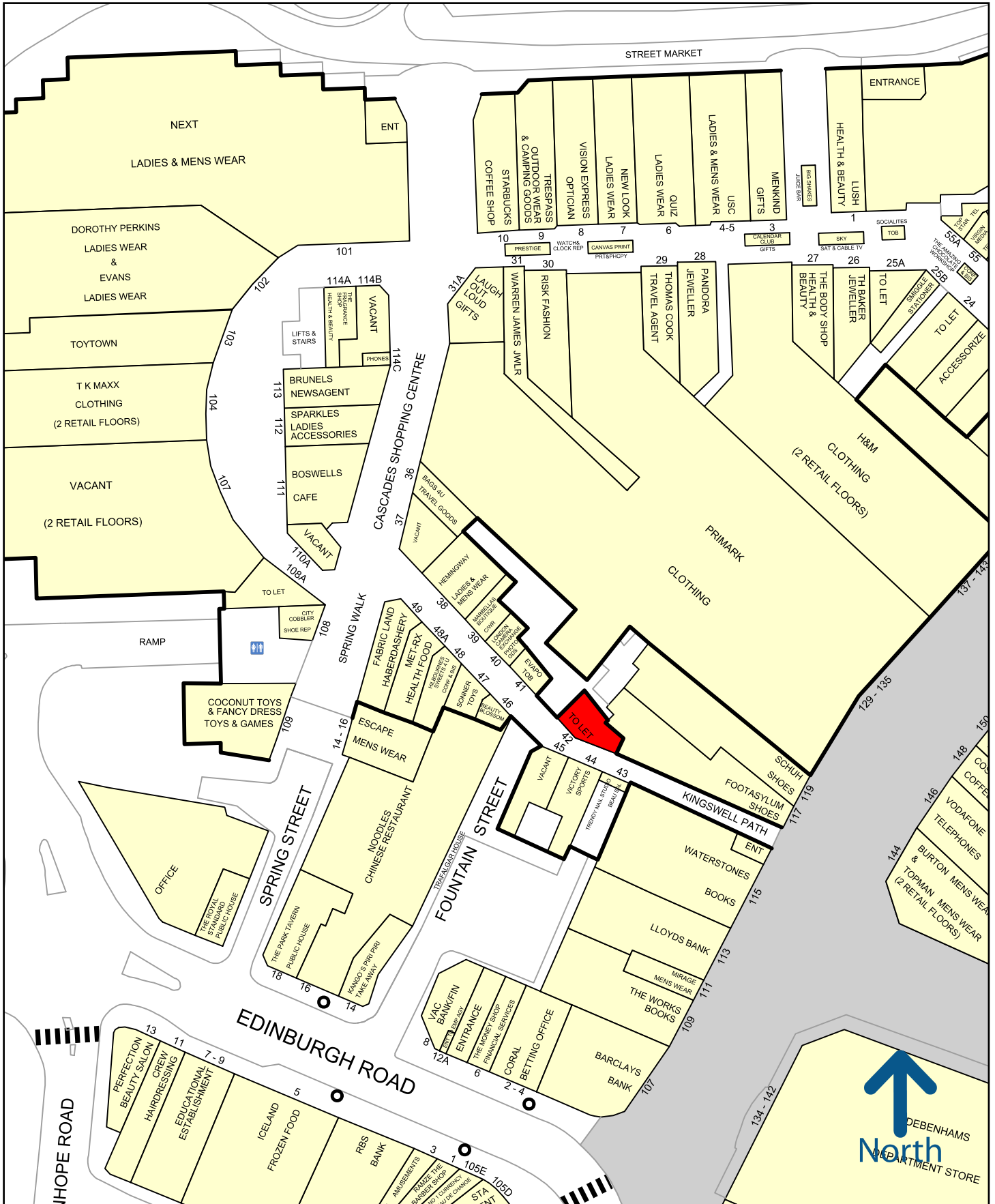
An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd Will Stone
020 7287 2155 020 7287 2155
andrew@as-retail.co.uk 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: 04/06/2019
Created By: AS Retail Property Services Limited

