



PORTSMOUTH

UNIT 42

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 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**

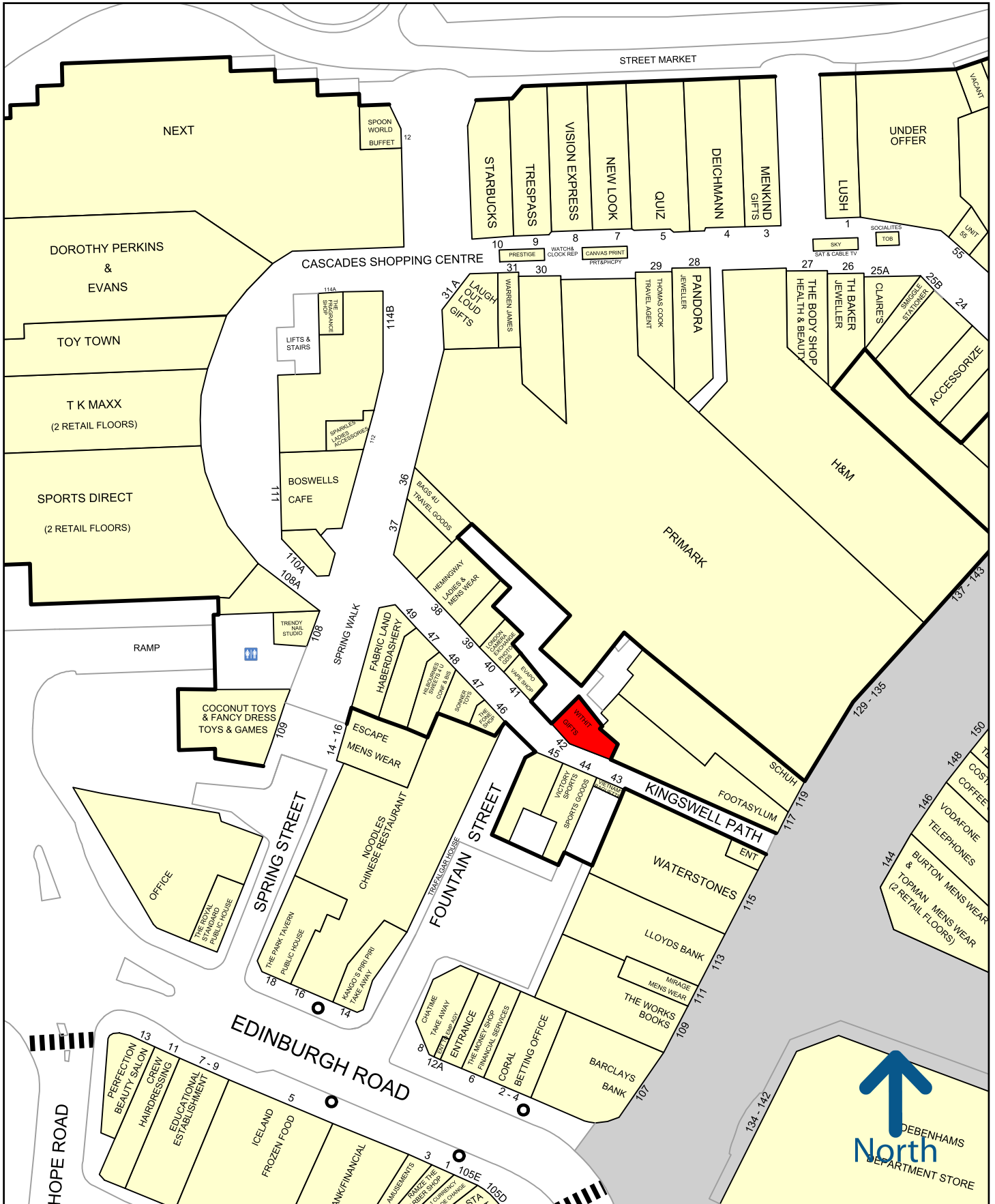
An EPC has been requested and will be provided as part of the legal pack.

**FURTHER INFORMATION**

Andrew Shepherd      Will Stone  
020 7287 2155      020 7287 2155  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)      [will@as-retail.co.uk](mailto: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

