



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 2017	£17,500
Rates Payable 2018/2019	£8,383

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

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

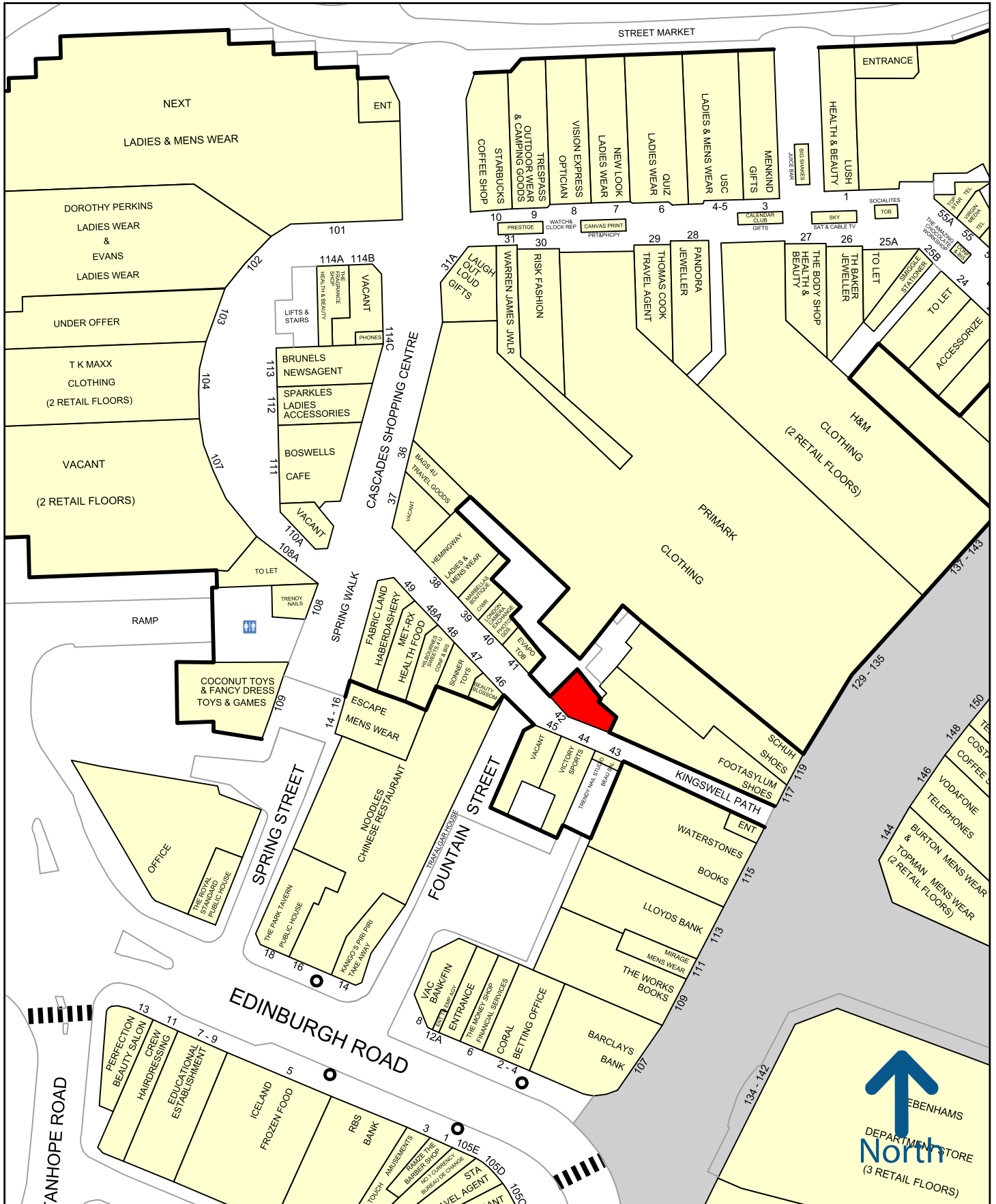
FURTHER INFORMATION

Andrew Shepherd
020 7287 2155
andrew@as-retail.co.uk

Rob Jones
020 7287 2777
rob@as-retail.co.uk

OR JOINT AGENTS

GCW
Phil Fishwick/Duncan Kite
020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 21/12/2018
Created By: AS Retail Property Services Limited

