



PORTSMOUTH  
UNIT 4/5  
CASCADES SHOPPING CENTRE

\* STAFF UNAWARE \*

**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 subject unit is currently occupied by USC situated in a prime position adjacent to Quiz and opposite H&M and Pandora. Other nearby retailers include Primark, Body Shop, Goldsmiths, Next and New Look Men.

**ACCOMMODATION**

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

Ground Floor	4,112 sq ft	382 sq m
First Floor	1,449 sq ft	134.61 sq m

**TERMS**

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

**RENTAL**

£195,000 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £52,244 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2017	£173,000
Rates Payable 2018/2019	£85,289

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

**EPC**

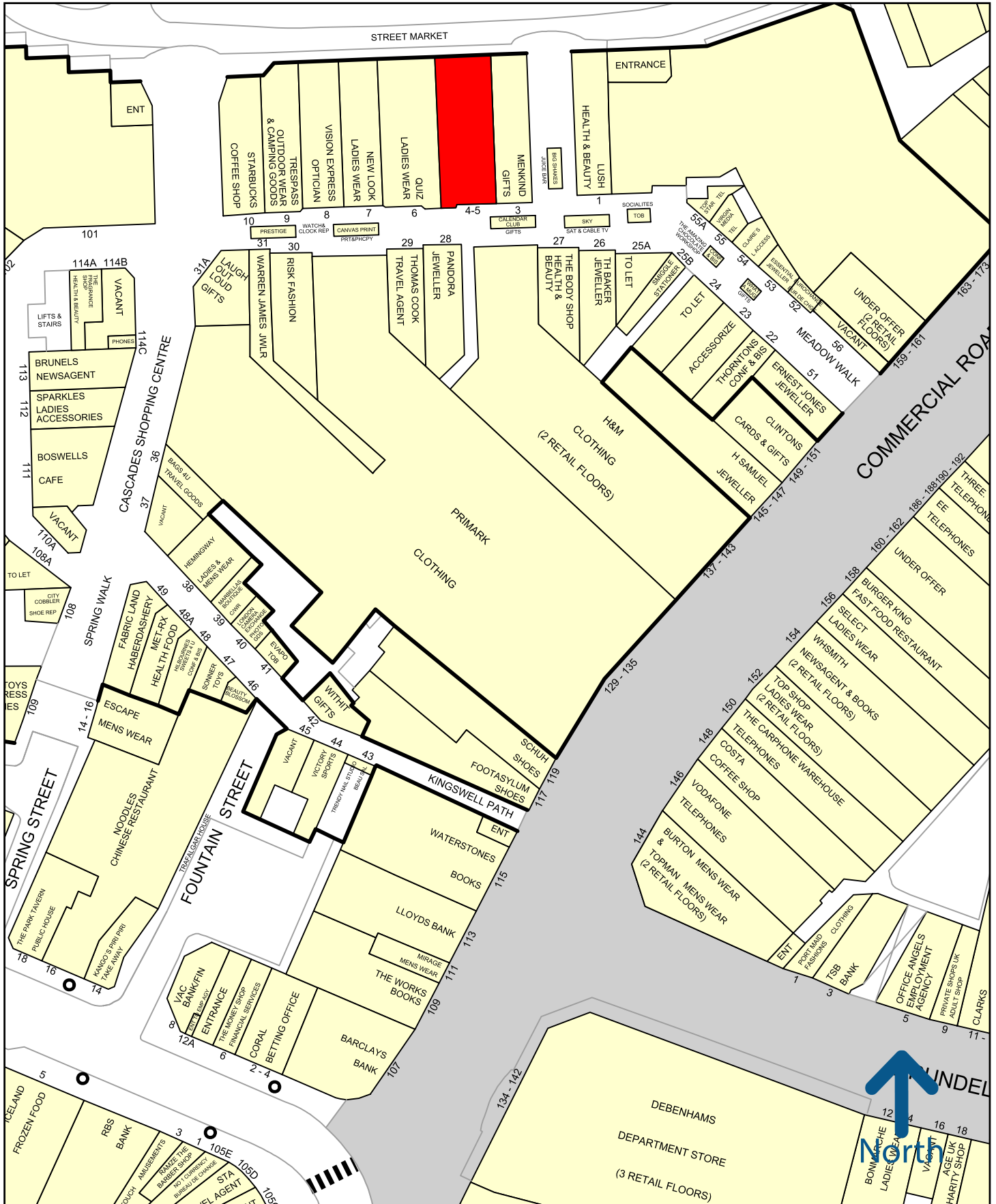
The property has a rating of D. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
Phil Fishwick/Duncan Kite  
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50 metres

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

