



PORTSMOUTH  
UNIT 45  
CASCADES SHOPPING CENTRE

**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 close to **Footasylum** and the entrance to Commercial Road. Other nearby occupiers include **Next**, **TK Maxx**, **Boswells** and **Waterstones**.

**ACCOMMODATION**

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

Ground Floor Sales	817 sq ft	75.90 sq m
Mezzanine Storage	212 sq ft	19.70 sq m
First Floor Storage	930 sq ft	86.40 sq m

**TERMS**

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

**RENTAL**

£40,000 per annum exclusive

**SERVICE CHARGE**

The annual service charge is approximately £11,259 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2019	£28,000.00
Rates Payable 2019/2020	£13,748.00

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

**EPC**

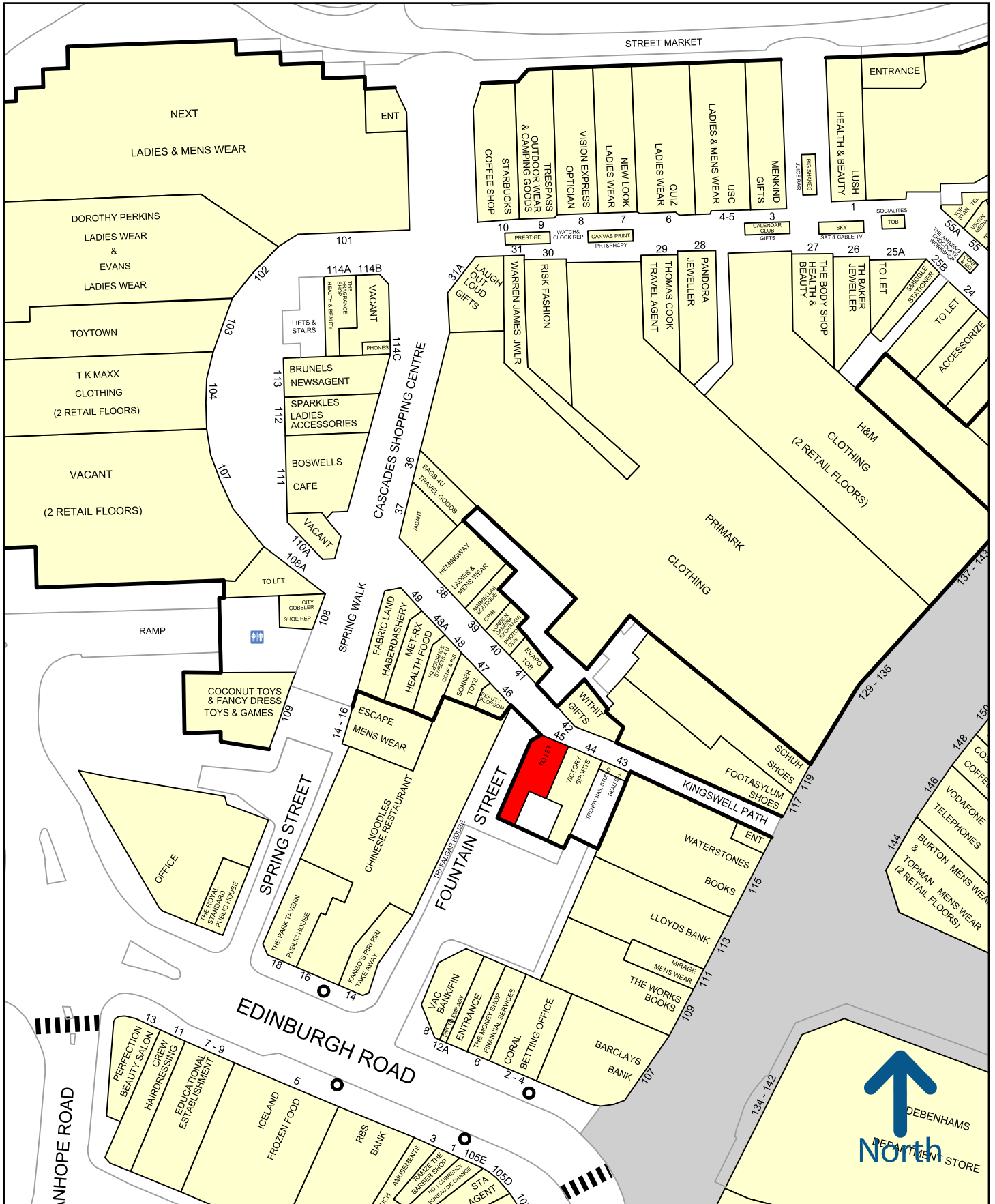
The property has a rating of Band-E. The certificate is available upon request.

**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: 04/06/2019  
Created By: AS Retail Property Services Limited

