



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 2017	£28,000
Rates Payable 2018/2019	£13,440

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

EPC

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

FURTHER INFORMATION

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