



PORTSMOUTH

UNIT 47

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 subject unit is well positioned on Kingswell Path adjacent to **Blossom Beauty** and opposite **London Camera Exchange**. Other retailers close by include **Footasylum** and **Evapo**.

ACCOMMODATION

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

Ground Floor	395 sq ft	36.70 sq m
Mezzanine	307 sq ft	28.52 sq m
First Floor	176 sq ft	16.35 sq m

TERMS

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

RENTAL

£19,750 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £7,081 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2019	£18,750.00
Rates Payable 2019/2020	£9,206.25

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 E. The certificate is available upon request.

FURTHER INFORMATION

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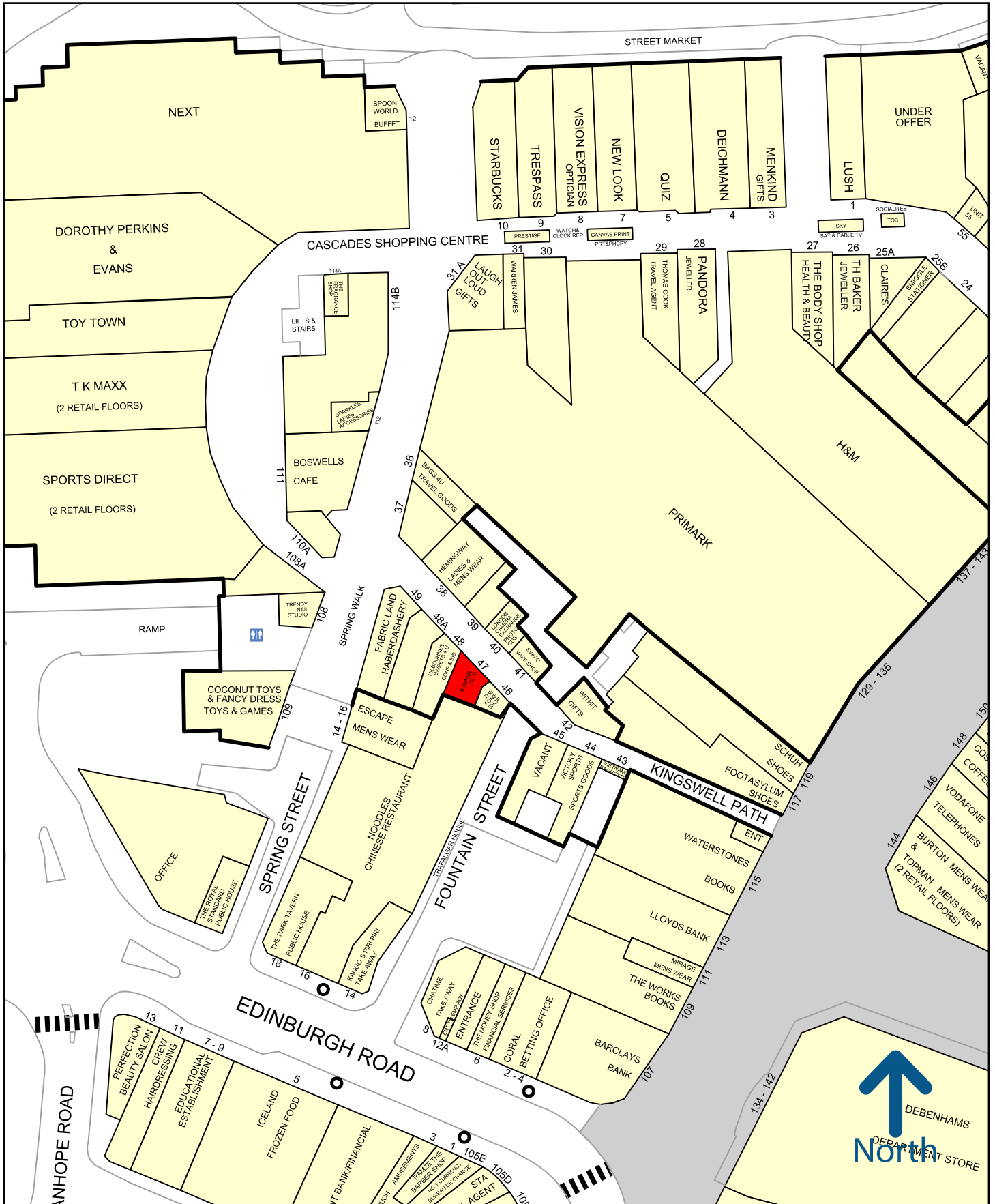
will@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

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50 metres

Experian Goad Plan Created: 08/11/2019
Created By: AS Retail Property Services Limited

