



PORTSMOUTH

UNIT 47 CASCADES SHOPPING CENTRE

AVAILABLE DUE TO RELOCATION

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 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 2017	£18,750
Rates Payable 2018/2019	£8,981

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

EPC

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

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Rob Jones

020 7287 2777

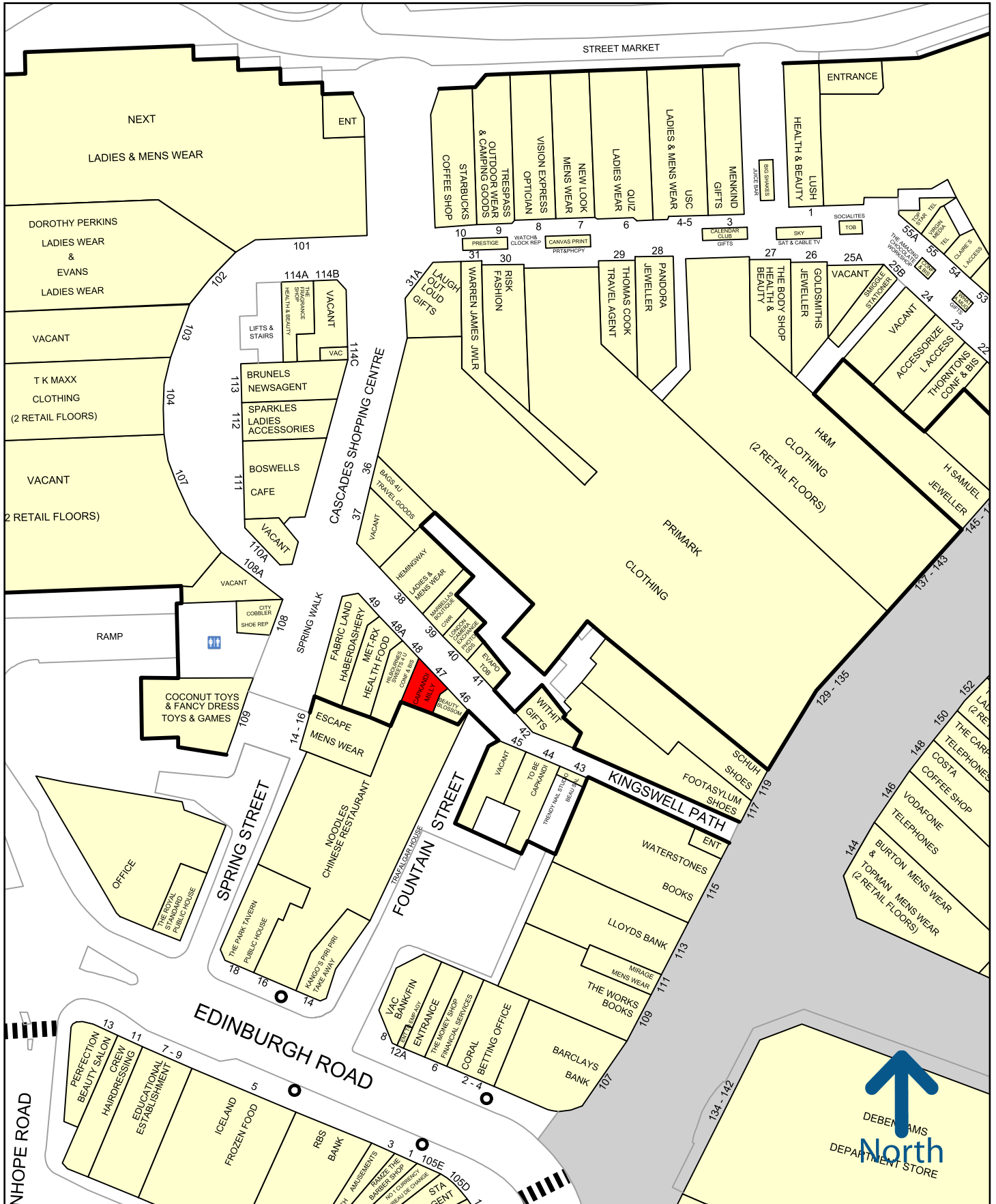
rob@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7647 4804



50 metres

Experian Goad Plan Created: 10/09/2018
Created By: AS Retail Property Services Limited

