



PORTSMOUTH
UNIT 48A
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 subject unit is well positioned on Kingswell Path adjacent to **Fabric Land** and opposite **Hemmingway Menswear**. Other retailers close by include **Footasylum**, and **London Camera Exchange**.

ACCOMMODATION

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

Ground Floor	872 sq ft	81 sq m
First Floor	104 sq ft	9.66 sq m

TERMS

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

RENTAL

£24,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £7,331 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2019	£24,000.00
Rates Payable 2019/2020	£11,784.00

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

EPC

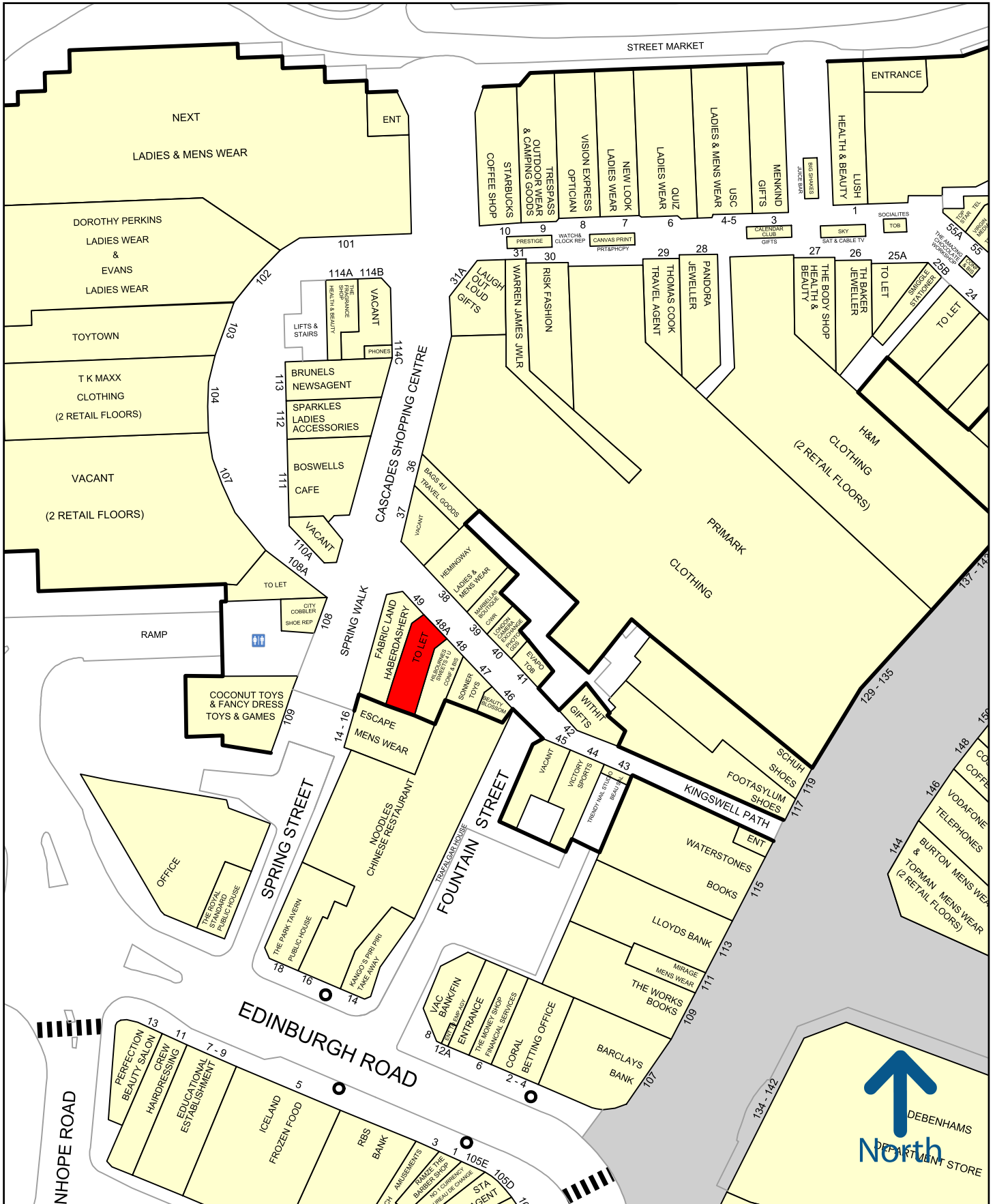
The property has a rating of E. The certificate is available upon request.

FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 04/06/2019
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