



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**. **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 **Fabric Land** and opposite **Hemmingway Menswear**. Other retailers close by include **Footasylum**, **Deichmann** 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**

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



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