



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 2017	£24,000
Rates Payable 2018/2019	£11,496

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

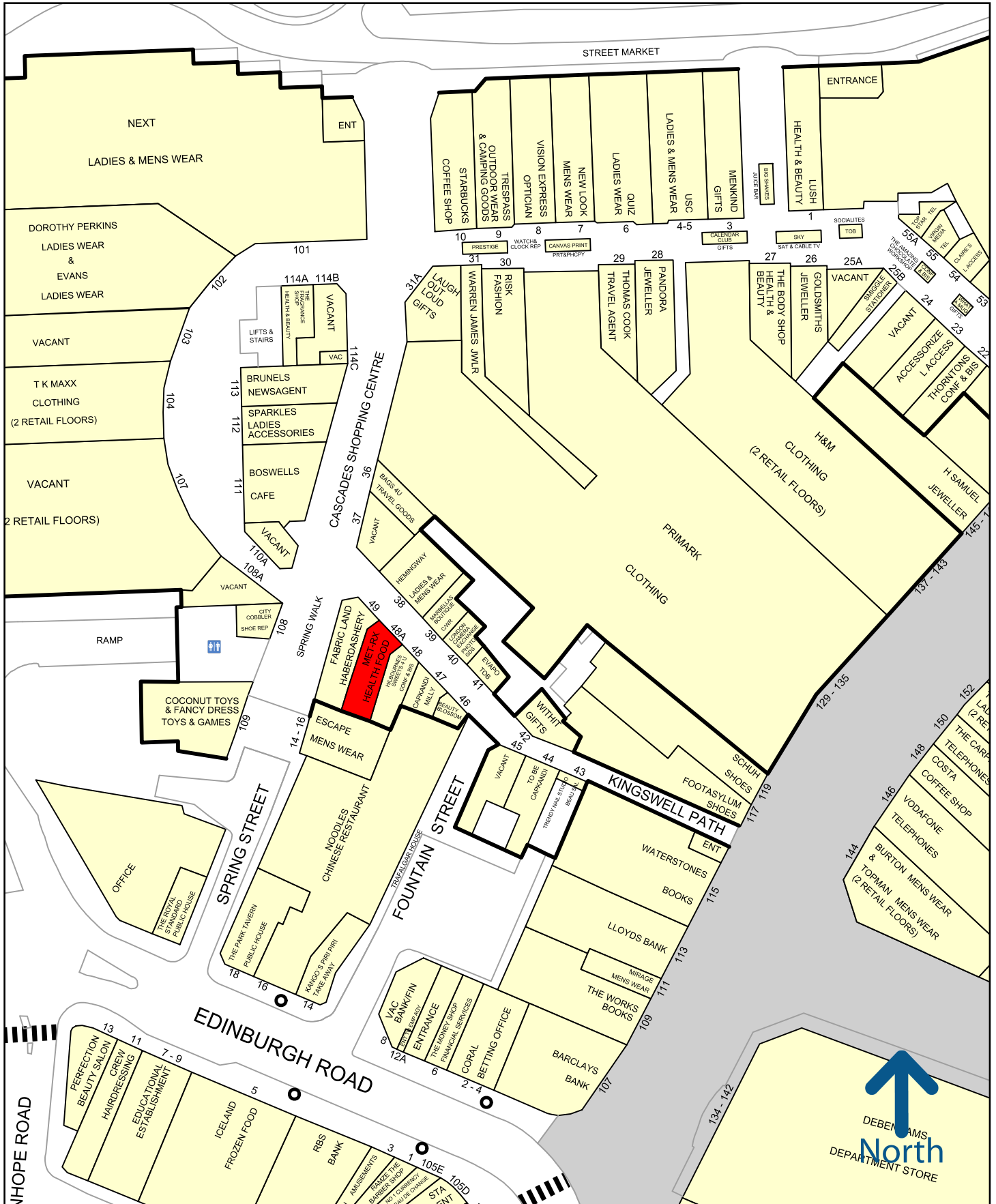
rob@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7647 4804



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