



PORTSMOUTH  
UNIT 53  
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 situated close to the main entrance to the Shopping Centre from Commercial Road, adjacent to **Claire's Accessories** and opposite **Accessorize**. Other retailers close by include **Smiggle**, **Pandora** and **Ernest Jones**.

### ACCOMMODATION

The premises are arranged over Ground only, comprising the following approximate floor areas:

Ground Floor	306 sq ft	28.4 sq m
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### TERMS

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

### RENTAL

£32,500 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £2,876 for the current year.

### BUSINESS RATES ESTIMATE

Rateable Value 2019	£28,250.00
Rates Payable 2019/2020	£13,870.75

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 Band-C. The certificate is available upon request

### FURTHER INFORMATION

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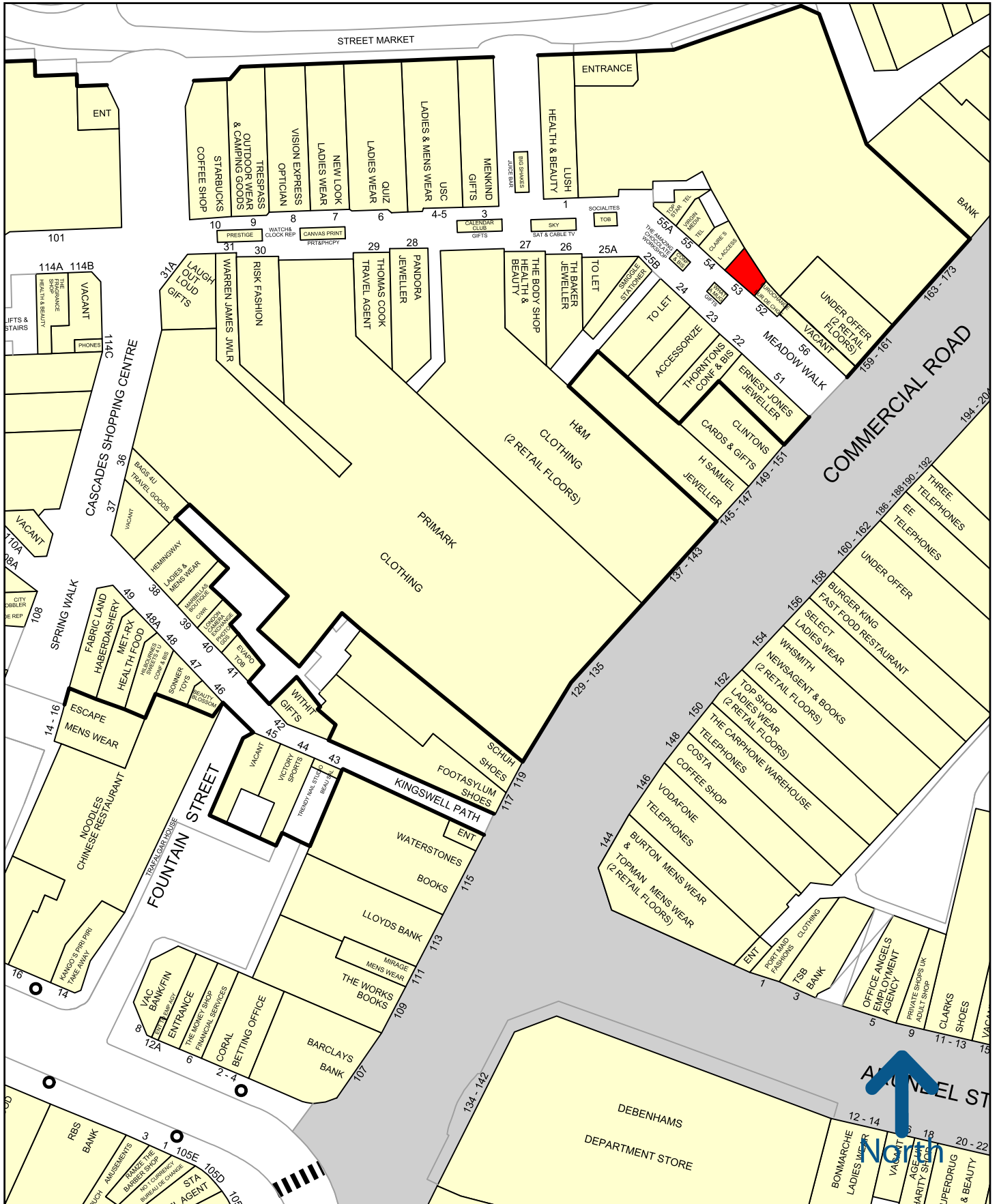
[will@as-retail.co.uk](mailto:will@as-retail.co.uk)

### OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 21/12/2018  
Created By: AS Retail Property Services Limited

