



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
--------------	-----------	-----------

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 2017	£28,250
Rates Payable 2018/2019	£13,532

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

EPC

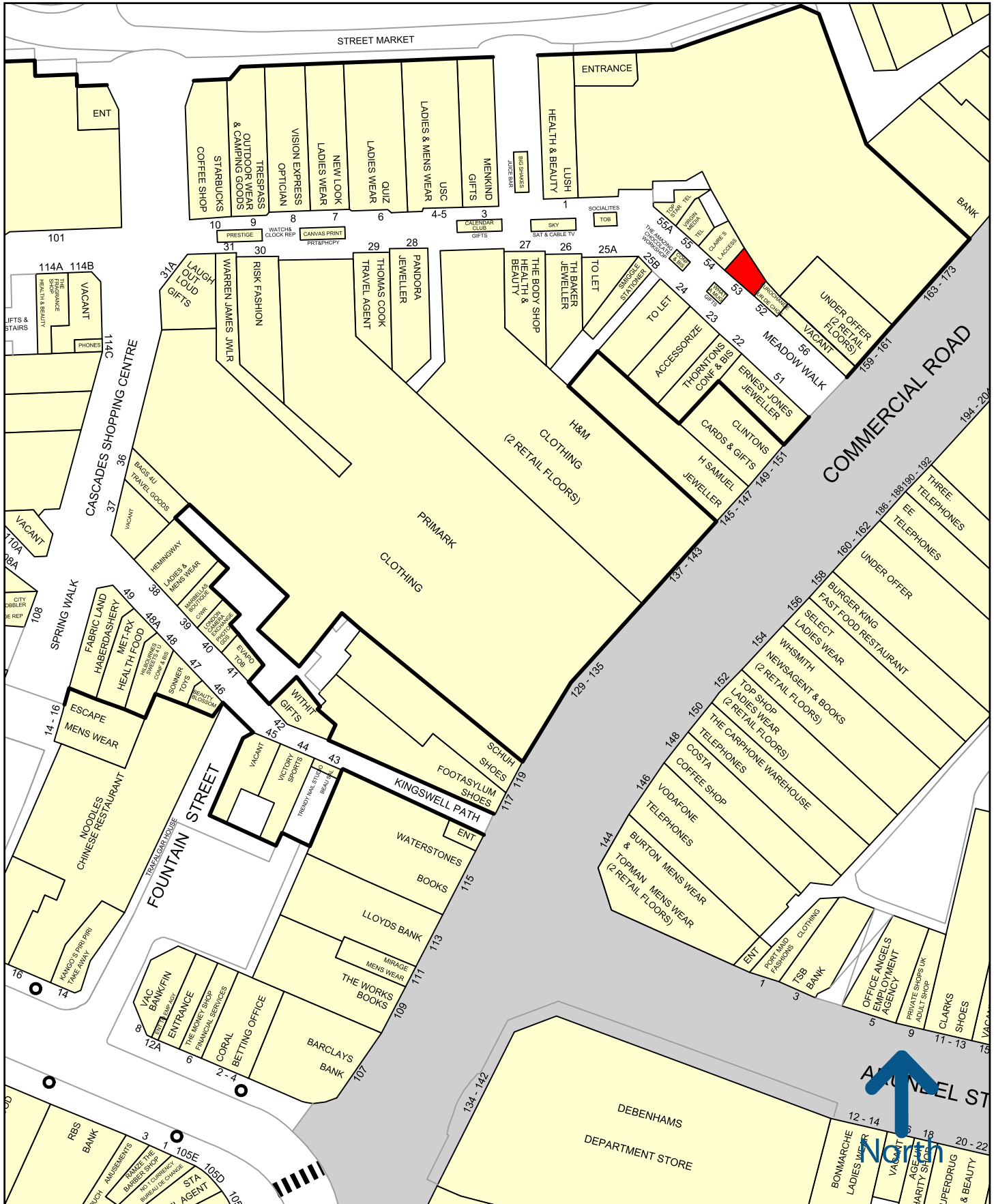
The property has a rating of Band-C. The certificate is available upon request

FURTHER INFORMATION

Andrew Shepherd Will Stone
020 7287 2155 020 7287 2155
andrew@as-retail.co.uk 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

