



PORTSMOUTH  
UNIT 108A  
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 completed the lease on the former BHS and are scheduled to open in Summer 2020. On average the centre receives 9 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located in a prime position boasting an extensive return frontage facing Boswell's Café and close to TK Maxx and Next. Other nearby retailers include Body Shop, Dorothy Perkins and Starbucks.

**ACCOMMODATION**

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

Ground Floor Sales	946 sq ft	87.87 sq m
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**TERMS**

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

**RENTAL**

£37,500 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £11,419 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£29,500.00
Rates Payable 2020/2021	£14,838.50

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

**EPC**

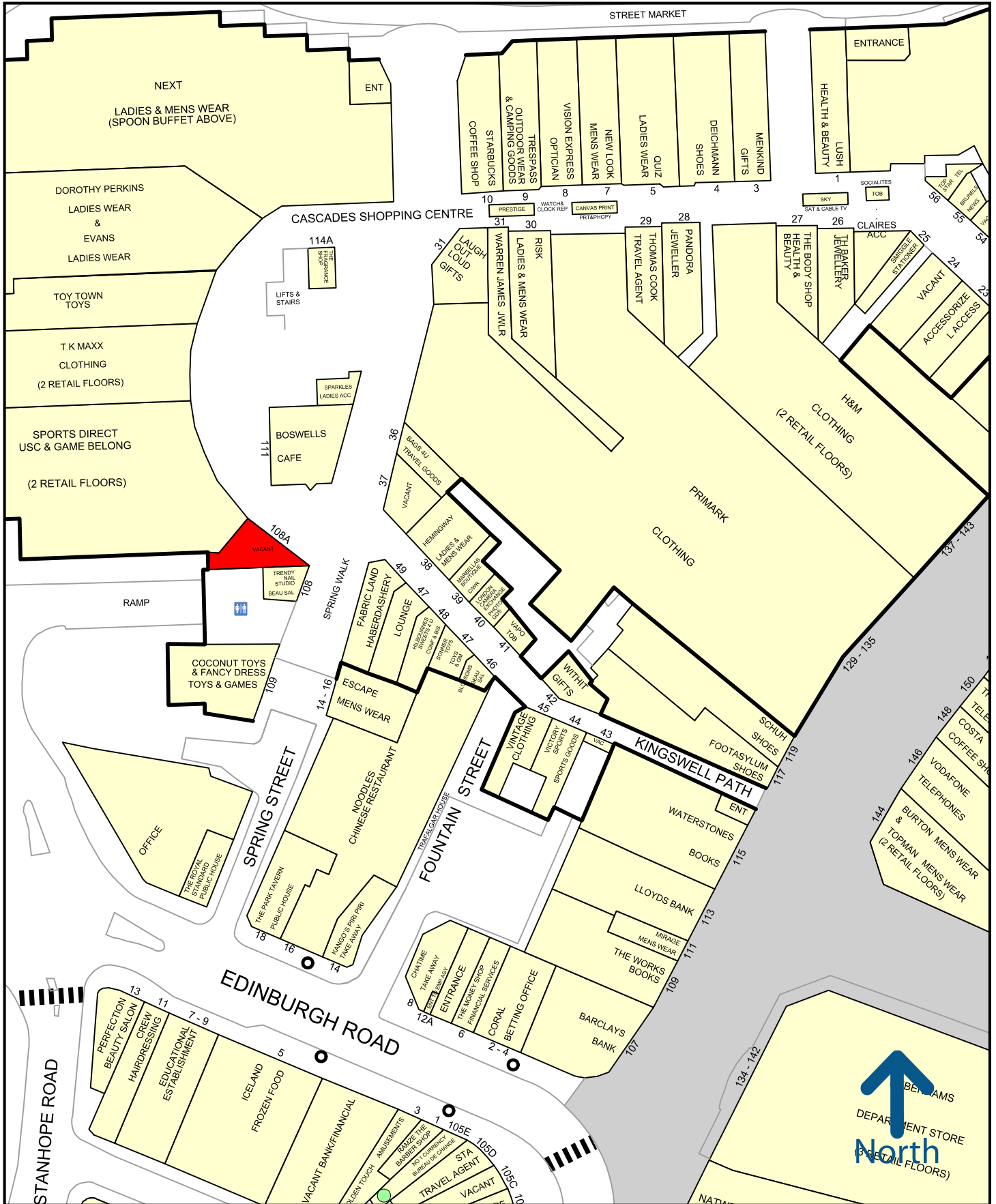
The property has a rating of C-65. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
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50 metres

Experian Goad Plan Created: 27/04/2020  
Created By: AS Retail Property Services Limited

