



PORTSMOUTH
 UNIT 22
 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 subject unit is currently occupied by Thorntons and is situated close to the main entrance to the Shopping Centre from Commercial Road, adjacent to Ernest Jones. Other retailers close by include Smiggle, Pandora and The Body Shop.

ACCOMMODATION

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

Ground Floor	1,251 sq ft	116.22 sq m
First Floor Ancillary	260 sq ft	24.15 sq m

TERMS

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

RENTAL

£75,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £15,017 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£66,000.00
Rates Payable 2020/2021	£34,056.00

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

EPC

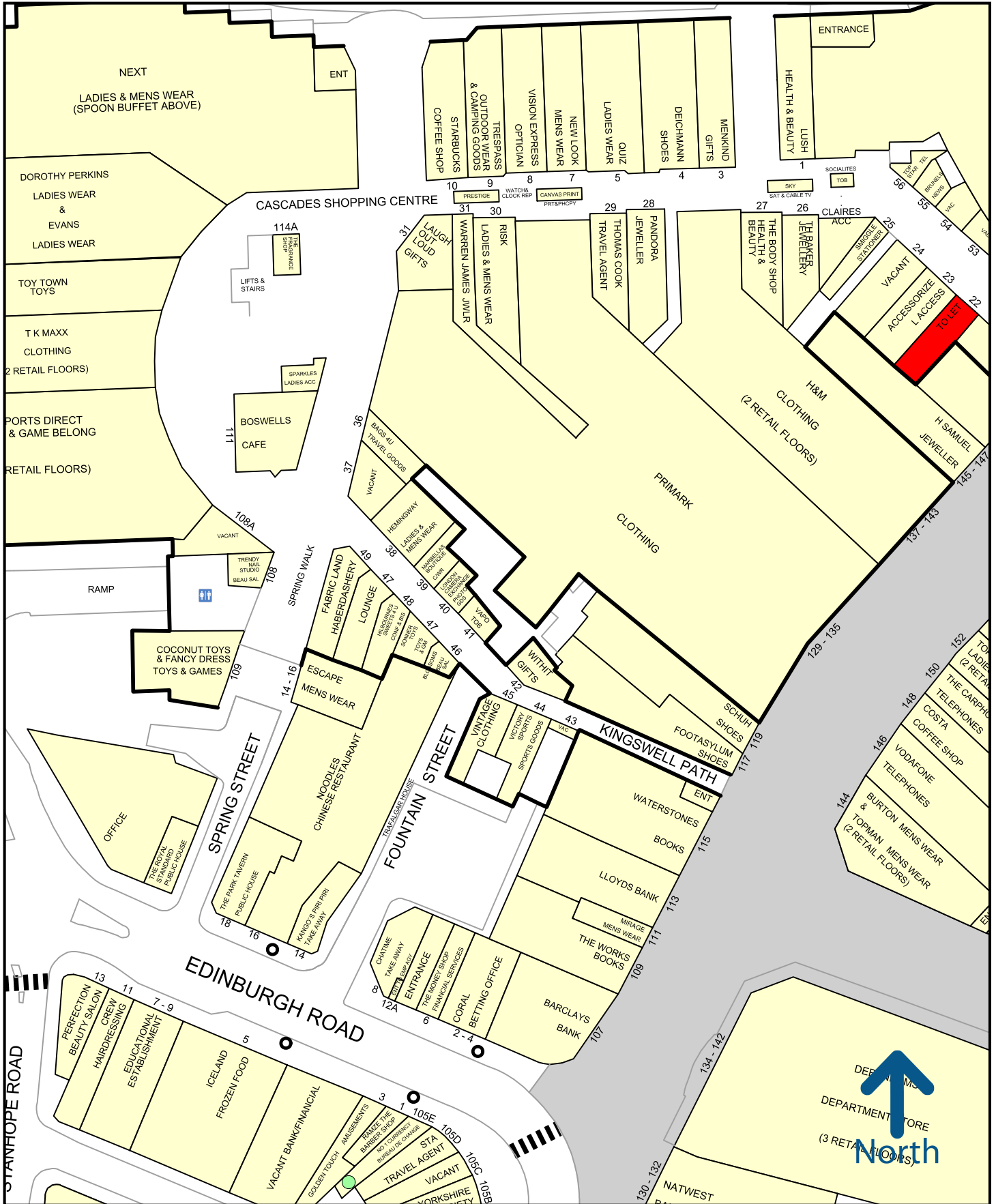
The property has a rating Band-C. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd Charmi Patel
 020 7287 2155 020 7287 2155
andrew@as-retail.co.uk charmi@as-retail.co.uk

OR JOINT AGENTS

GCW
 Phil Fishwick/Duncan Kite
 020 7647 4819/020 7467 4804



50 metres

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



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