



PORTSMOUTH  
UNIT 24  
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 close to the Commercial Road entrance adjacent to Claire’s Accessories and Smiggle. Other nearby occupiers include Deichmann, Lush, Pandora, Body Shop and Quiz.

**ACCOMMODATION**

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

Ground Floor	1,188 sq ft	110.37 sq m
First Floor Ancillary	391 sq ft	36.33 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 £16,477 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£71,500.00
Rates Payable 2020/2021	£36,894.00

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

**EPC**

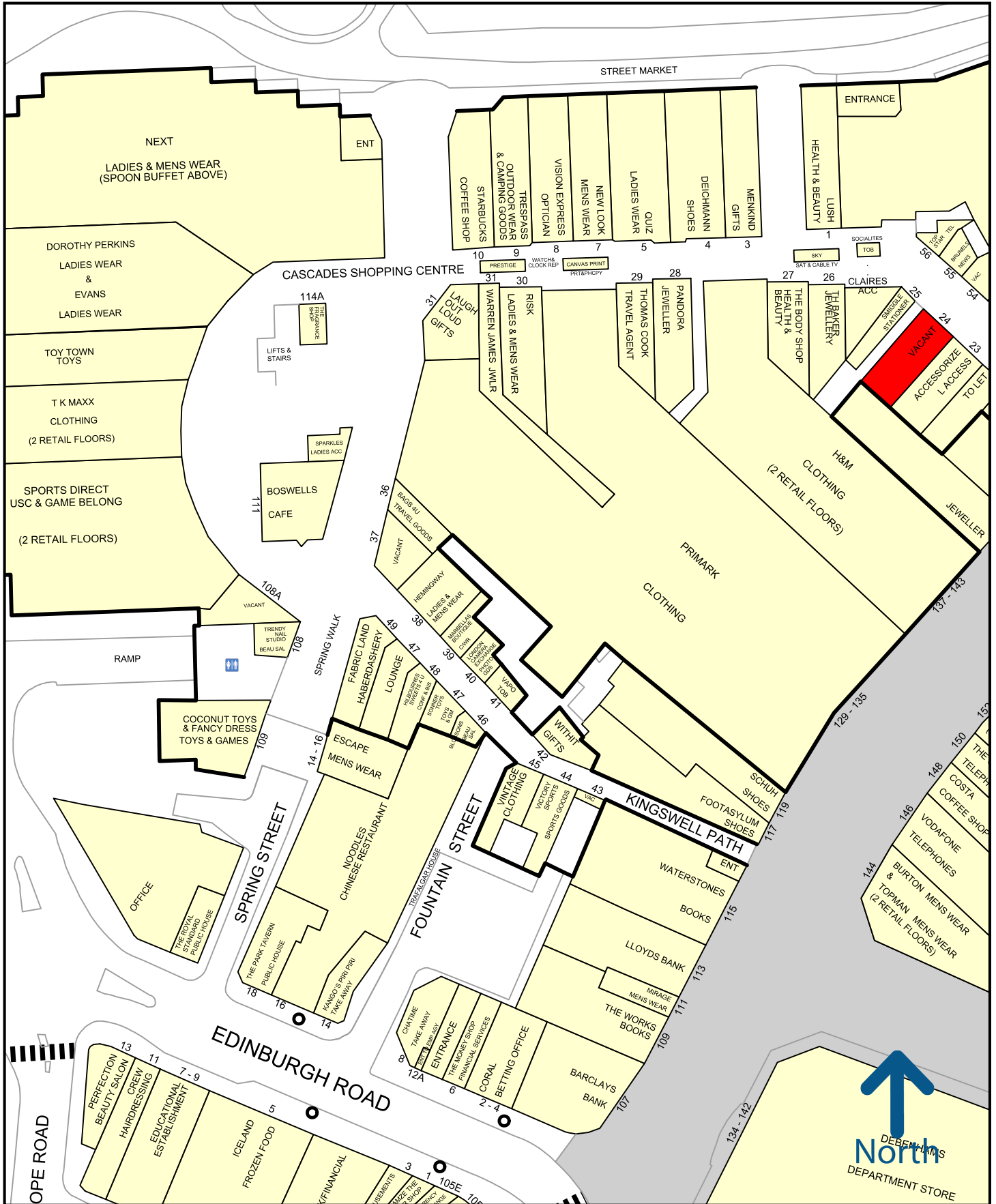
An EPC has been requested and will be provided as part of the legal pack.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
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50 metres

Experian Goad Plan Created: 20/04/2020  
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