



**PORTSMOUTH**

**UNIT 3**

**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 currently occupied by Menkind and is in a prime position boasting an extensive return frontage facing Lush, adjacent to Deichman and opposite H&M and Pandora. Other nearby retailers include Primark, Body Shop, Starbucks and Quiz.

**ACCOMMODATION**

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

Ground Floor Sales	1,791 sq ft	166.39 sq m
First Floor Ancillary	385 sq ft	35.77 sq m

**TERMS**

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

**RENTAL**

£80,000 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £21,040 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£70,500.00
Rates Payable 2020/2021	£36,378.00

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

**EPC**

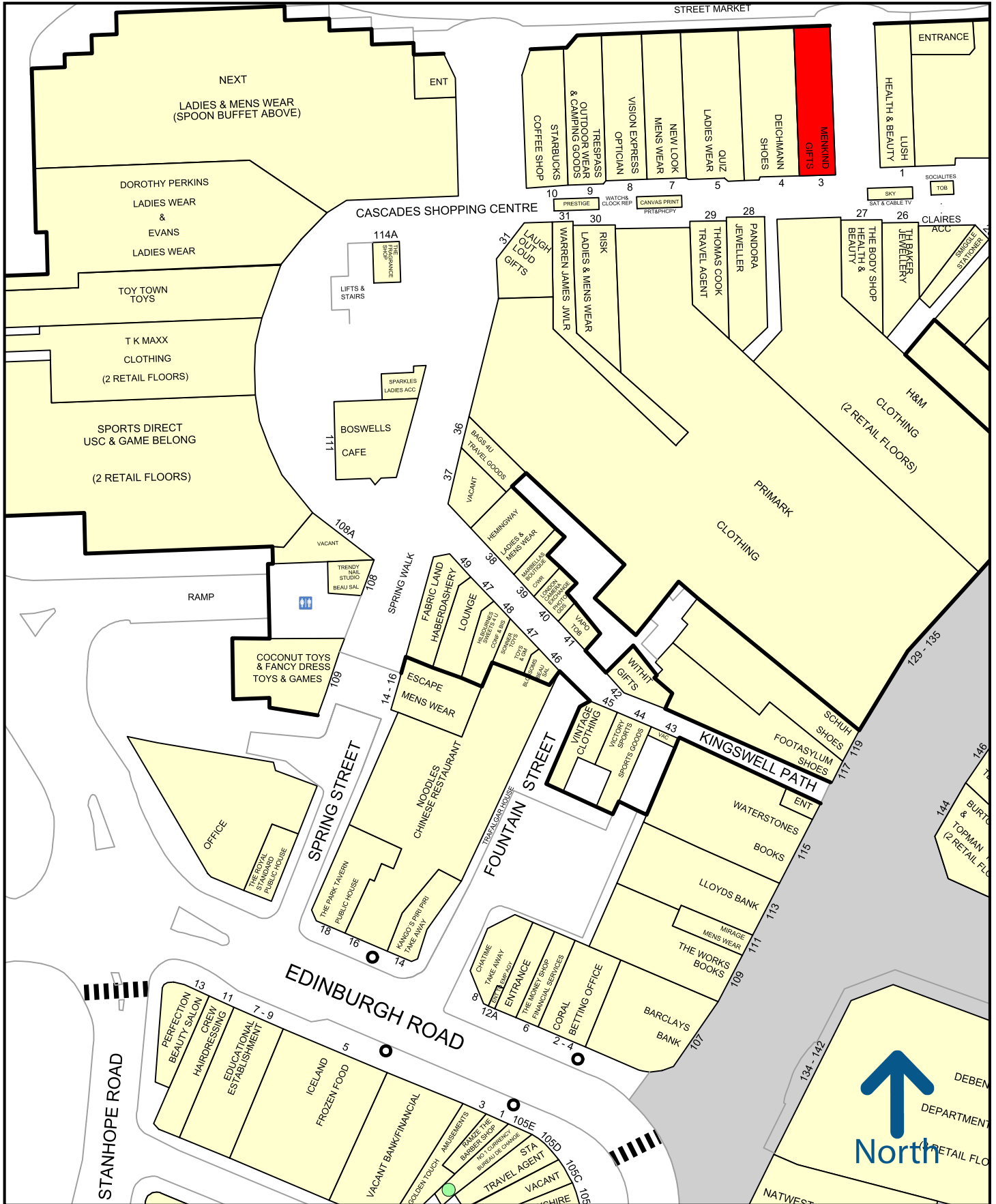
The property has a rating of D-96. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

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



50 metres

Experian Goad Plan Created: 27/04/2020  
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