



PORTSMOUTH  
UNIT 30  
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 on the prime pitch of the Cascades between Primark and Warren James. Other nearby occupiers include Next, TK Maxx, Starbucks, Quiz, Pandora and Deichmann.

**ACCOMMODATION**

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

Ground Floor Sales	1,341 sq ft	124.58 sq m
Ground Floor Ancillary	173 sq ft	16.07 sq m
First Floor Storage	530 sq ft	49.24 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 £15,660 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2020	£78,500.00
Rates Payable 2020/2021	£40,506.00

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

**EPC**

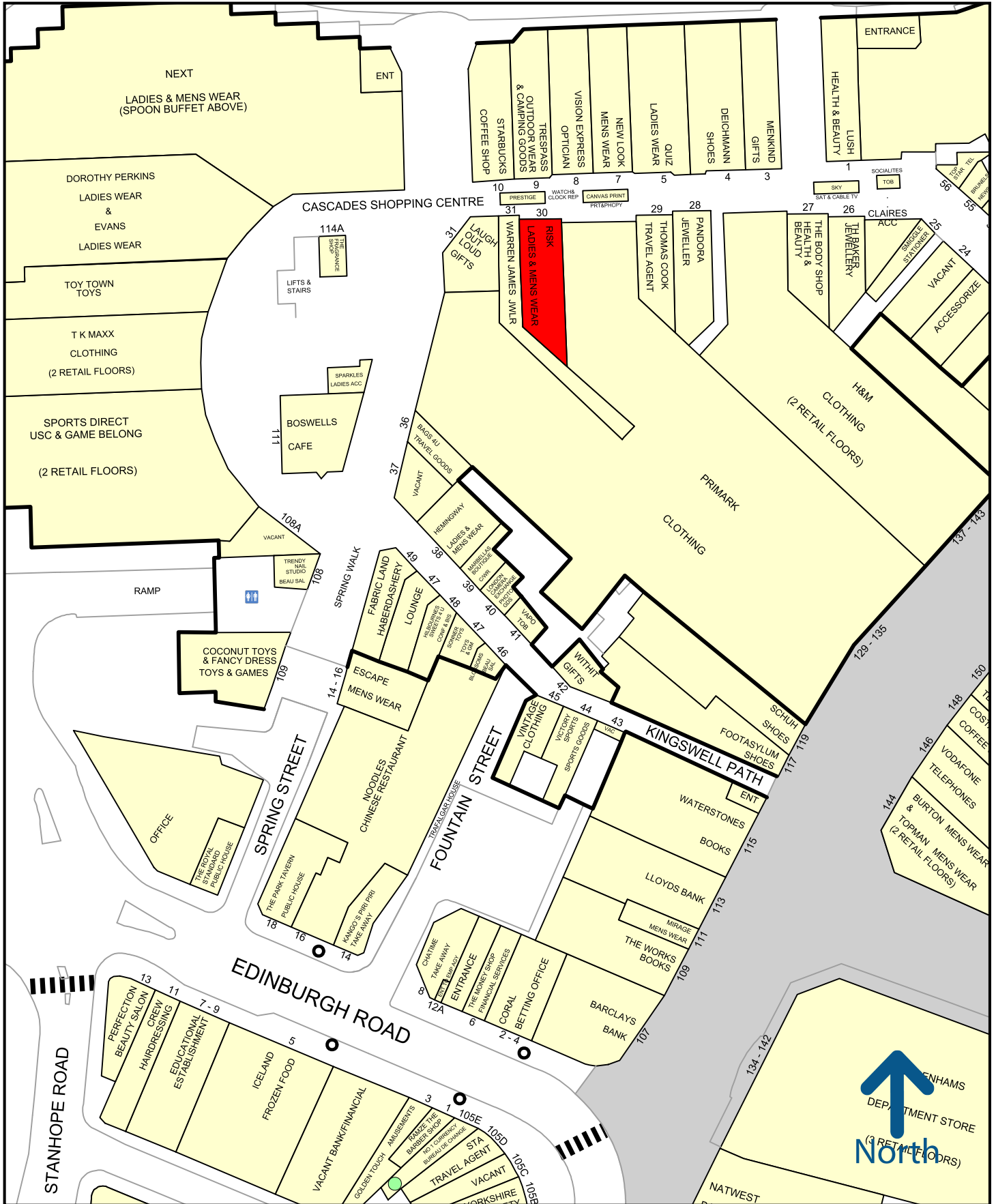
The property has a rating of Band-C. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
Phil Fishwick/Duncan Kite  
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50 metres

Experian Goad Plan Created: 20/04/2020  
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