



PORTSMOUTH

UNIT 37

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 Spring Lane opposite Boswells Cafe and next to Primark. Other nearby occupiers include Next, TK Maxx, Starbucks, Quiz, Deichmann and Pandora.

ACCOMMODATION

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

Ground Floor	907 sq ft	84.26 sq m
Mezzanine	462 sq ft	42.92 sq m

TERMS

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

RENTAL

£39,750 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £9,111 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£32,750.00
Rates Payable 2020/2021	£16,473.25

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-82. The certificate is available upon request.

FURTHER INFORMATION

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

OR JOINT AGENTS

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

