



## PORTSMOUTH

### UNIT 45

## 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 Kingswell Path close to Footasylum and the entrance to Commercial Road. Other nearby occupiers include Next, TK Maxx, Boswells and Waterstones.

### ACCOMMODATION

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

|                     |           |            |
|---------------------|-----------|------------|
| Ground Floor Sales  | 817 sq ft | 75.90 sq m |
| Mezzanine Storage   | 212 sq ft | 19.70 sq m |
| First Floor Storage | 930 sq ft | 86.40 sq m |

### TERMS

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

### RENTAL

£32,500 per annum exclusive

### SERVICE CHARGE

The annual service charge is approximately £13,476 for the current year.

### BUSINESS RATES ESTIMATE

|                         |            |
|-------------------------|------------|
| Rateable Value 2020     | £28,000.00 |
| Rates Payable 2020/2021 | £14,084.00 |

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-E. The certificate is available upon request.

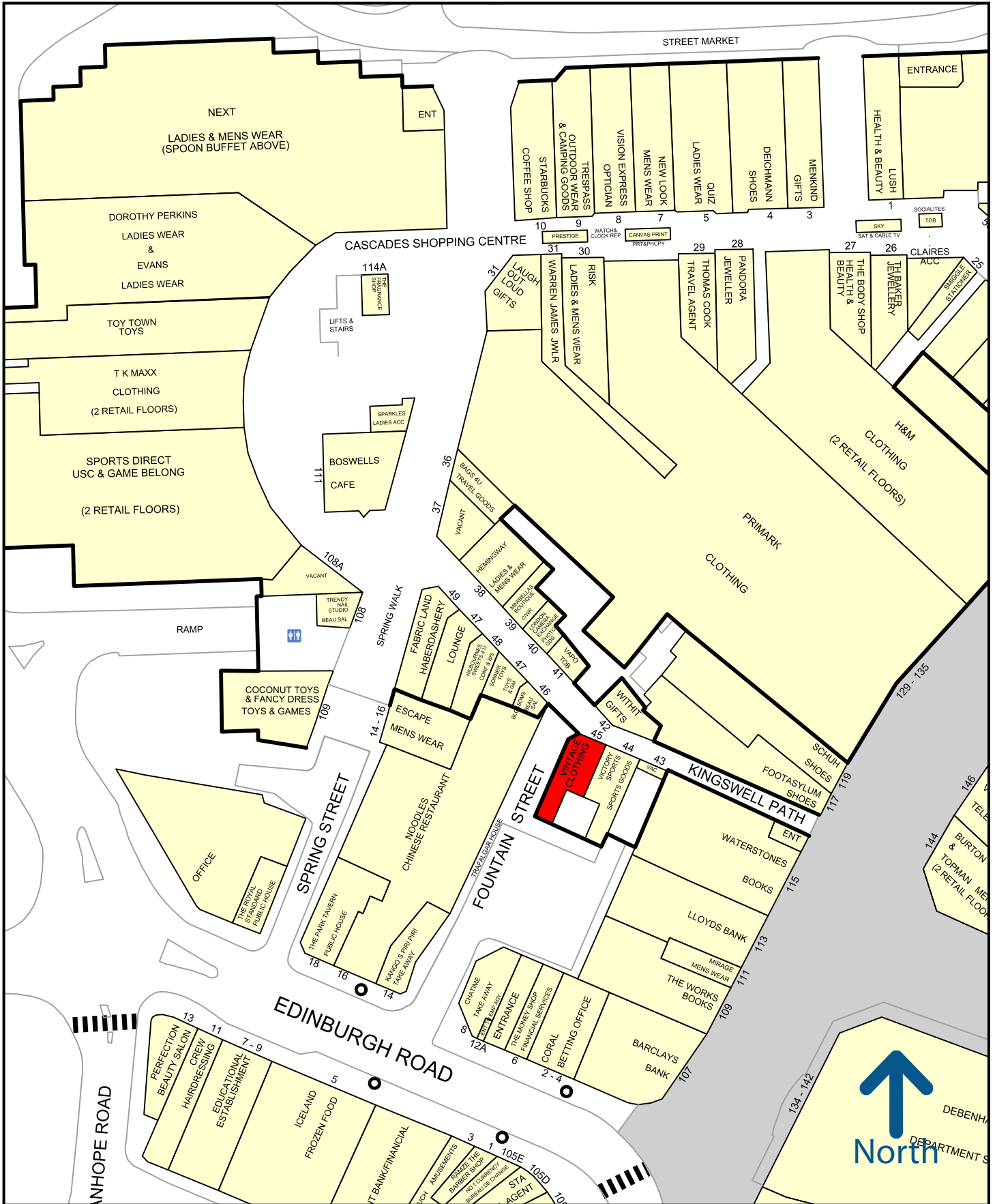
### FURTHER INFORMATION

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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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