



PORTSMOUTH  
UNIT 47  
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 subject unit is well positioned on Kingswell Path adjacent to Blossom Beauty and opposite London Camera Exchange. Other retailers close by include Footasylum and Evapo.

### ACCOMMODATION

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

Ground Floor	395 sq ft	36.70 sq m
Mezzanine	307 sq ft	28.52 sq m
First Floor	176 sq ft	16.35 sq m

### TERMS

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

### RENTAL

£19,750 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £7,001 for the current year.

### BUSINESS RATES ESTIMATE

Rateable Value 2020	£18,750.00
Rates Payable 2020/2021	£9,431.25

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 E. The certificate is available upon request.

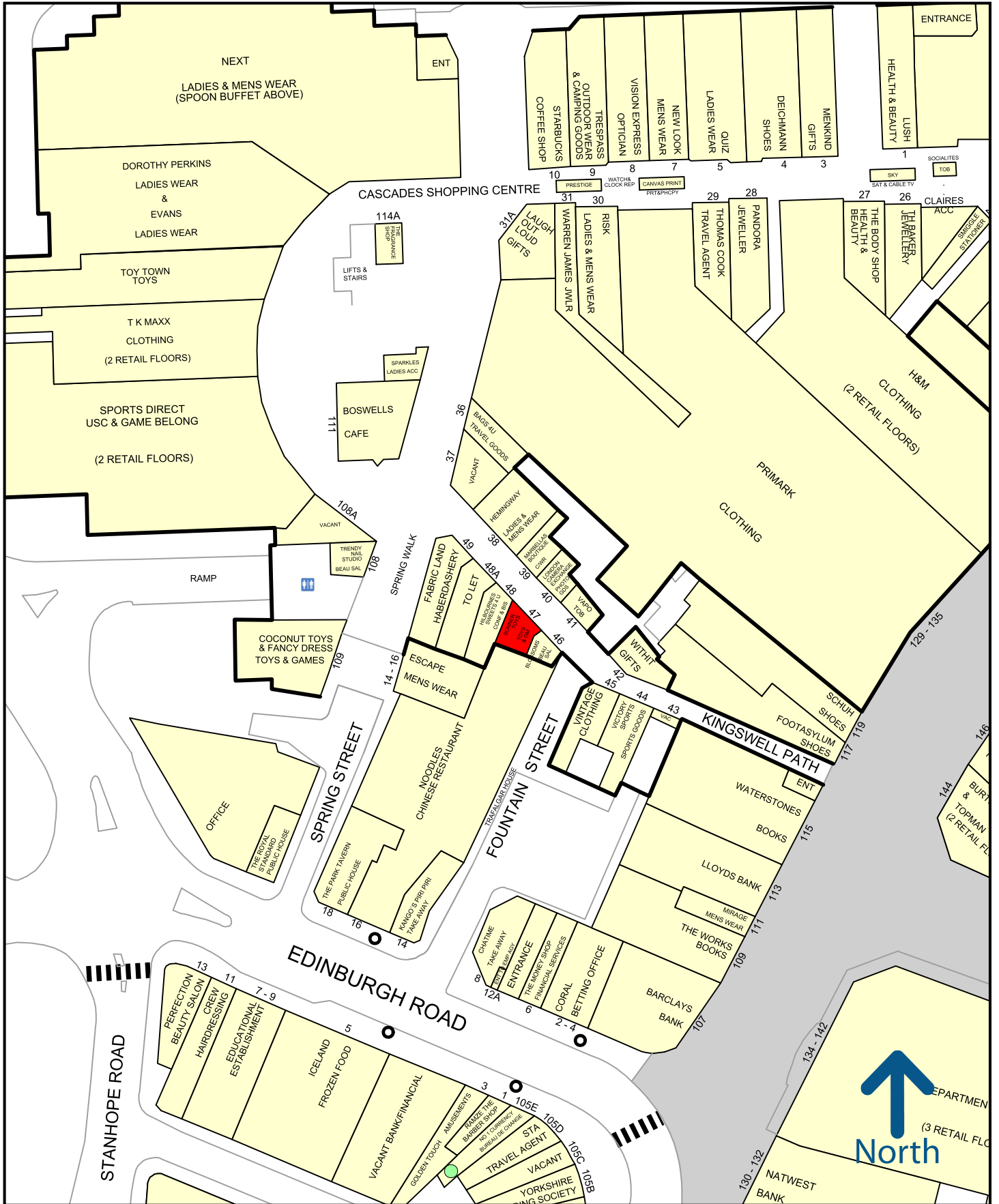
### FURTHER INFORMATION

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### OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 20/04/2020  
Created By: AS Retail Property Services Limited



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