



PORTSMOUTH

UNIT 53  
CASCADES SHOPPING CENTRE

**LOCATION**

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M** and **Next**. On average the centre receives 192,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.

The subject unit is situated close to the main entrance to the Shopping Centre from Commercial Road, adjacent to **Claire's Accessories** and opposite **Accessorize**. Other retailers close by include **Smiggle**, **Pandora** and **Ernest Jones**.

**ACCOMMODATION**

The premises are arranged over Ground only, comprising the following approximate floor areas:

|              |           |           |
|--------------|-----------|-----------|
| Ground Floor | 306 sq ft | 28.4 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 £2,876 for the current year.

**BUSINESS RATES ESTIMATE**

|                         |         |
|-------------------------|---------|
| Rateable Value 2017     | £28,250 |
| Rates Payable 2018/2019 | £13,532 |

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

**EPC**

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

**FURTHER INFORMATION**

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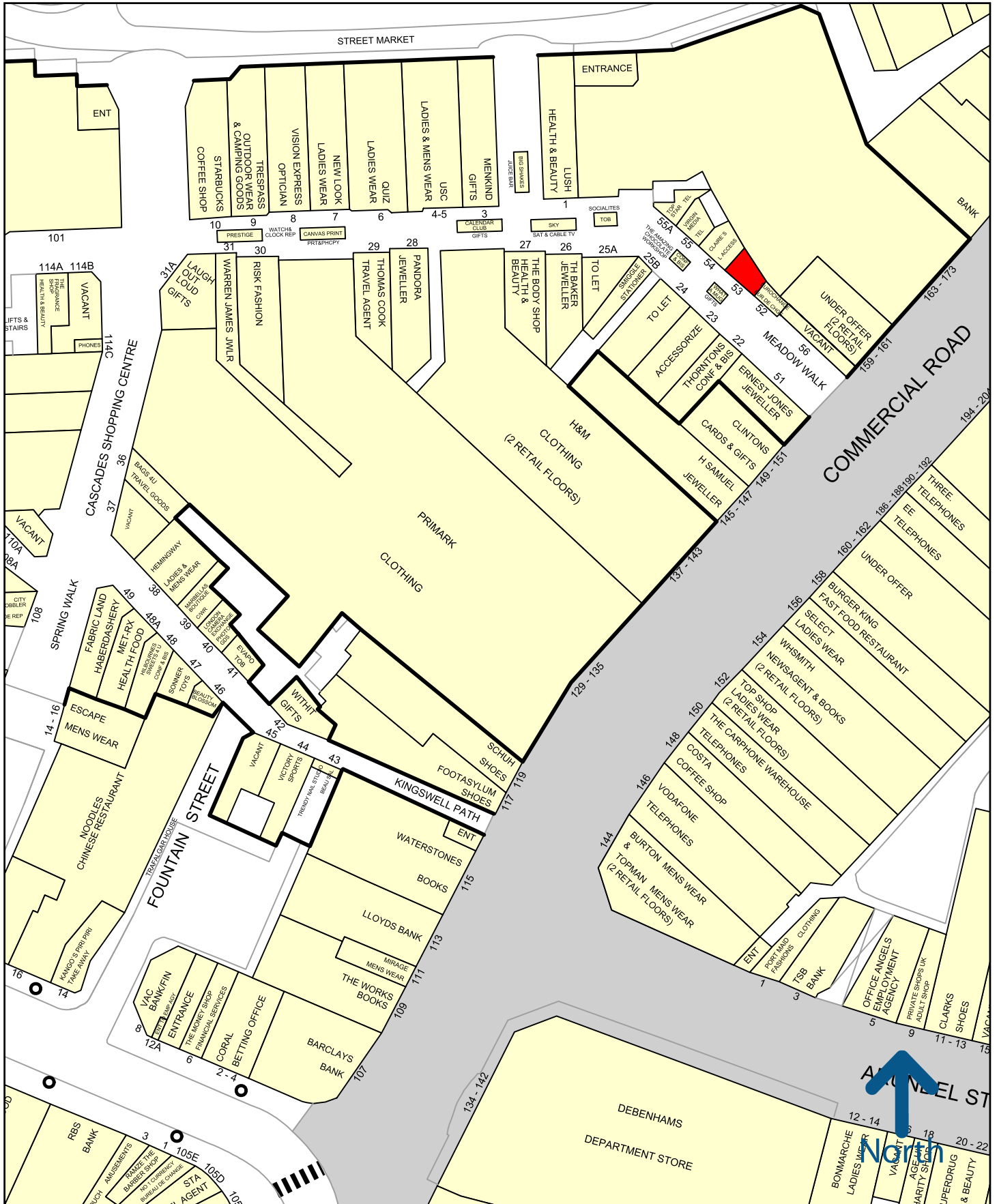
[rob@as-retail.co.uk](mailto:rob@as-retail.co.uk)

**OR JOINT AGENTS**

GCW

Phil Fishwick/Duncan Kite

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50 metres

Experian Goad Plan Created: 21/12/2018  
Created By: AS Retail Property Services Limited

