



PORTSMOUTH
UNIT 102
CASCADES SHOPPING CENTRE

Sports Direct Now Open

LOCATION

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M** and **Next**. **Sports Direct** are now open in 50,000 sq ft providing another anchor for the centre.

The shop is situated in a prime position adjacent to **TK Maxx**, close to **Next**, **Primark**, and opposite **Boswell's Cafe**. Other nearby retailers include **New Look**, **Pandora**, **Vision Express** and **Lush** and the centre is also serviced by in excess of 1,000 adjacent car parking spaces.

On average (pre-Covid) the centre received 8 million visitors annually.

ACCOMMODATION

The unit is arranged over Ground and First Floors, comprising the following approximate floor areas:

Ground Floor	10,490 sq ft	974.55 sq m
First Floor Storage	3,537 sq ft	328.59 sq m

TERMS

Effective FRI lease.

RENTAL

Upon application.

SERVICE CHARGE

The annual service charge is approximately £140,762 per annum.

BUSINESS RATES

Rateable Value 2020	£262,500
Rates Payable 2020/2021	£134,400

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

EPC

An EPC has been requested and will form part of the legal pack.

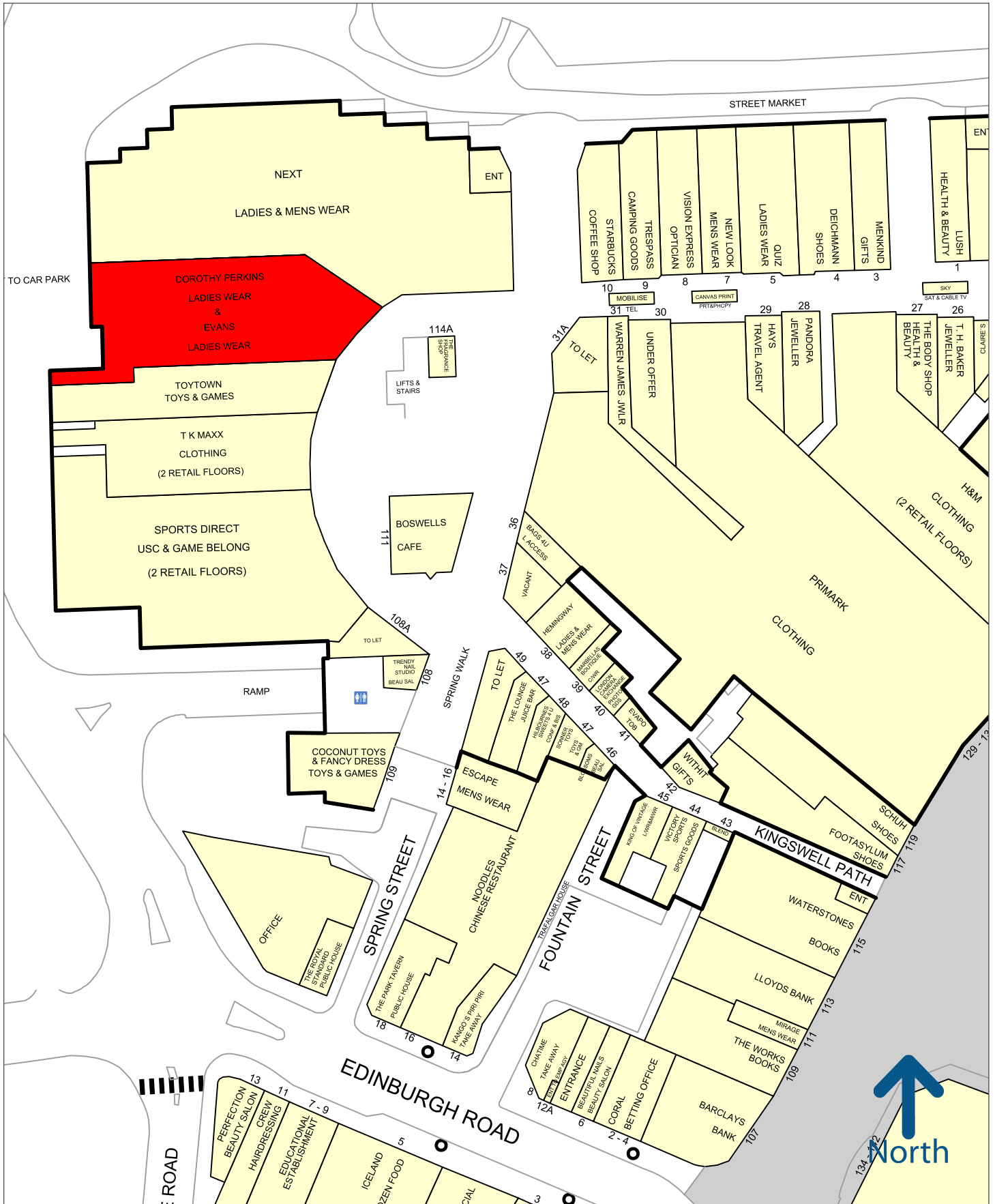
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 11/01/2021
 Created By: AS Retail Property Services Limited

