



PORTSMOUTH

UNIT 55a

CASCADES SHOPPING CENTRE

LOCATION

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by Primark, H&M, TK Maxx and Next. Sports Direct are now open in 50,000 sq ft providing another anchor for the centre. On average (pre-Covid) the centre received 8 million visitors annually 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, opposite Smiggle. Other retailers close by include Claire's Accessories, Lush, Deichmann, Pandora and Ernest Jones.

ACCOMMODATION

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

Ground Floor	364 sq ft	33.81 sq m
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TERMS

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

RENTAL

On application.

SERVICE CHARGE

The annual service charge is approximately £3,236 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£27,250
Rates Payable 2020/2021	£13,598

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 be provided as part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

Charmi Patel
020 7287 2155 / 07498 484 586
charmi@as-retail.co.uk

OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 23/03/2021
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