

PROMINENT SHOP TO LET



PORTSMOUTH

UNIT 31A 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 shop is located between Warren James and the entrance to Primark with Starbucks, Next and one of the main entrances to The Cascades from Charlotte Street Car Park opposite. Other nearby occupiers include Trespass, TK Maxx. Pandora and Quiz.

ACCOMMODATION

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

Ground Floor Sales	1,091 sq ft	101.36 sq m
Mezzanine Storage	221 sq ft	21.18 sq m
First Floor Storage	732 sq ft	68.01 sq m

TERMS

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

RENTAL

£80,000 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £8,929 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2017	£56,000
Rates Payable 2018/2019	£26,880

Interested parties are advised to seek confirmation of this figure from the local Valuation Office $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) \left(\frac{1}{2$

EPC

The property has a rating of C-53. The certificate is available upon request.

FURTHER INFORMATION

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OR JOINT AGENTS

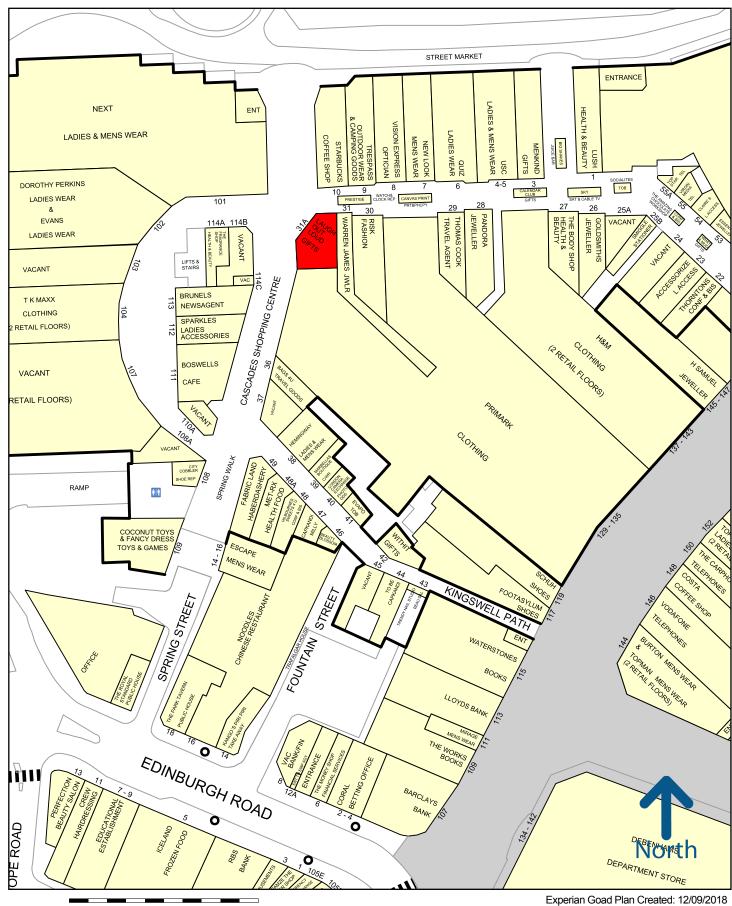
GCW

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Experian Goad Plan Created: 12/09/2018
Created By: AS Retail Property Services Limited

50 metres