



PORTSMOUTH

UNIT 45

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 exchanged to take possession of the former BHS and are scheduled to open in Q2 2020. On average the centre receives 9 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located on Kingswell Path close to **Footasylum** and the entrance to Commercial Road. Other nearby occupiers include **Next**, **TK Maxx**, **Boswells** and **Waterstones**.

**ACCOMMODATION**

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

Ground Floor Sales	817 sq ft	75.90 sq m
Mezzanine Storage	212 sq ft	19.70 sq m
First Floor Storage	930 sq ft	86.40 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 £11,259 for the current year.

**BUSINESS RATES ESTIMATE**

Rateable Value 2019	£28,000.00
Rates Payable 2019/2020	£13,748.00

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

**EPC**

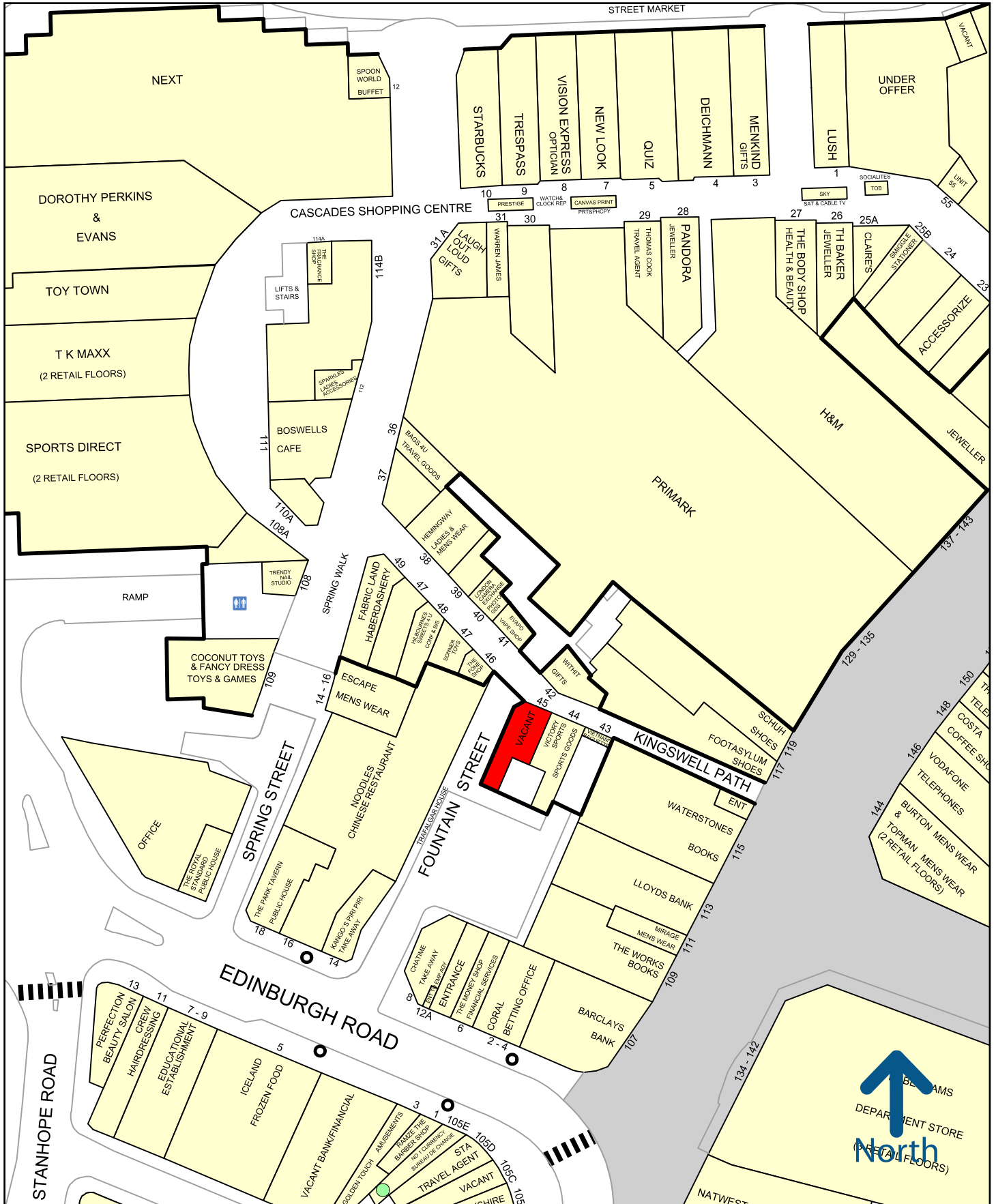
The property has a rating of Band-E. The certificate is available upon request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

GCW  
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50 metres

Experian Goad Plan Created: 08/11/2019  
Created By: AS Retail Property Services Limited

