

## Unit 24



### 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, served 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 **Accessorize** and **Smiggle**. Other retailers close by include **Virgin Media** and **Thorntons**.

### Accommodation

The property is arranged over ground and first floors providing the following approximate net internal areas:

	SQ M	SQ FT
Ground Floor Sales	110.37	1,188
First Floor Ancillary	36.33	391

### Lease Terms

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

### Rent

£82,500 per annum exclusive

### Business Rates

We are advised by the Local Rating Authority that the rates are assessed as follows:

2019 Rateable Value: £71,500  
The rateable value on this unit has reduced so may be subject to transitional rates relief. Interested parties are advised to make their own enquiries with the Local Authority on 023 9268 8588.

### Service Charge

£16,080 per annum

### Energy Performance Certificate

Band C – A copy of the full assessment is available on request.

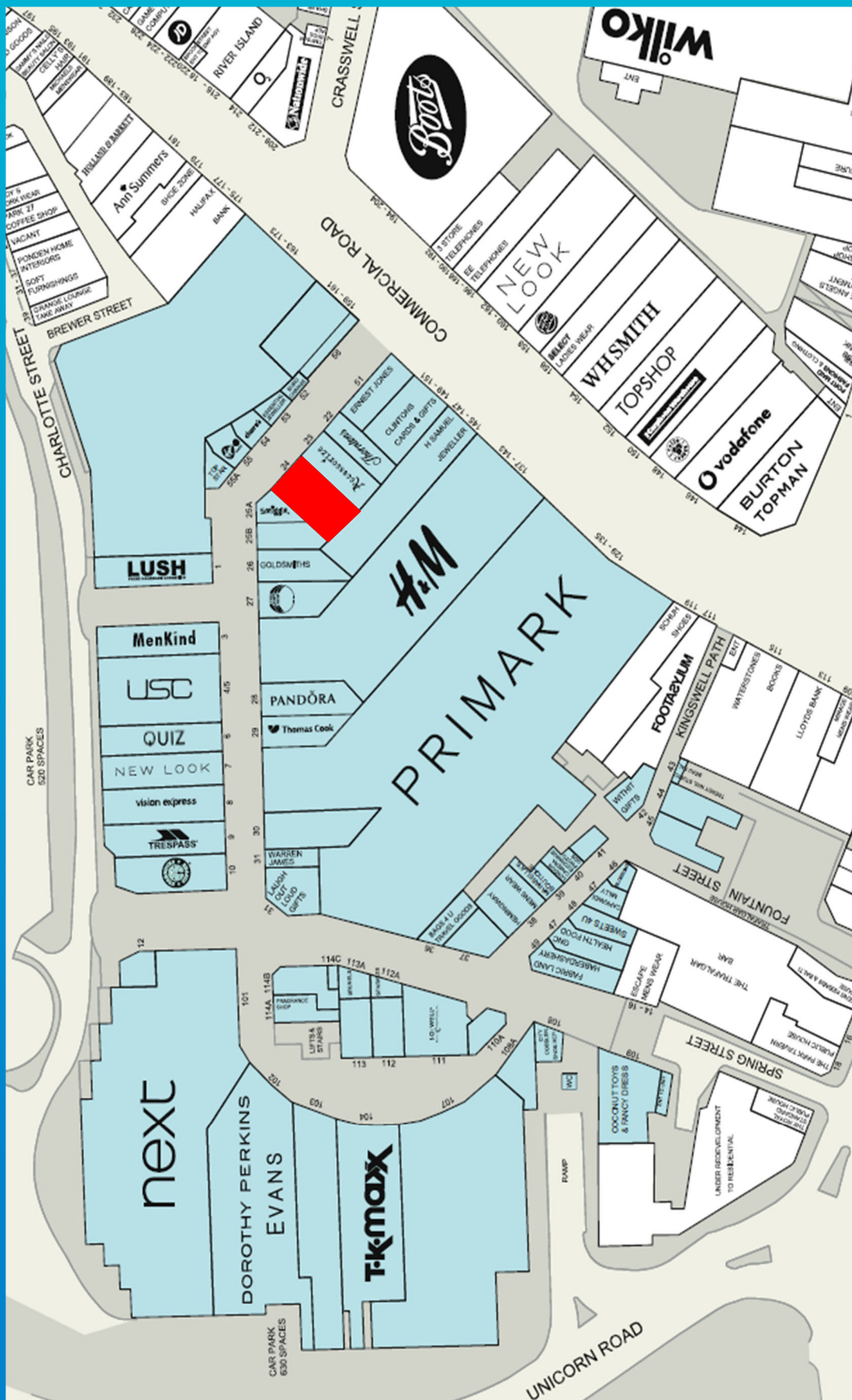
### Legal Costs

Each party to be responsible for their own costs incurred in connection with the transaction.

Subject to Contract April 2019

[cascades-shopping.co.uk](http://cascades-shopping.co.uk)





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