

Unit 48

Subject to Vacant Possession



Location

The Cascades, is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M**, **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 well positioned on Kingswell Path adjacent to **GNC** and opposite **Hemmingway Menswear**. Other retailers close by include **Footasylum** and **London Camera Exchange**.

Accommodation

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

	SQ M	SQ FT
Net Frontage	5.51 m	18 ft 1 in
Shop Width	4.93 m	16 ft 2 in
Shop Depth	13.87 m	45 ft 6 in
Ground Floor Sales	57.69 sq m	621 sq ft
Mezzanine Sales	44.59 sq m	480 sq ft
First Floor Ancillary	55.00 sq m	592 sq ft

Lease Terms

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

Rent

£35,000 per annum exclusive

Business Rates

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

2019 Rateable Value: £21,500
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

£10,689 per annum

Energy Performance Certificate

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.

