

Prime shop TO LET



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

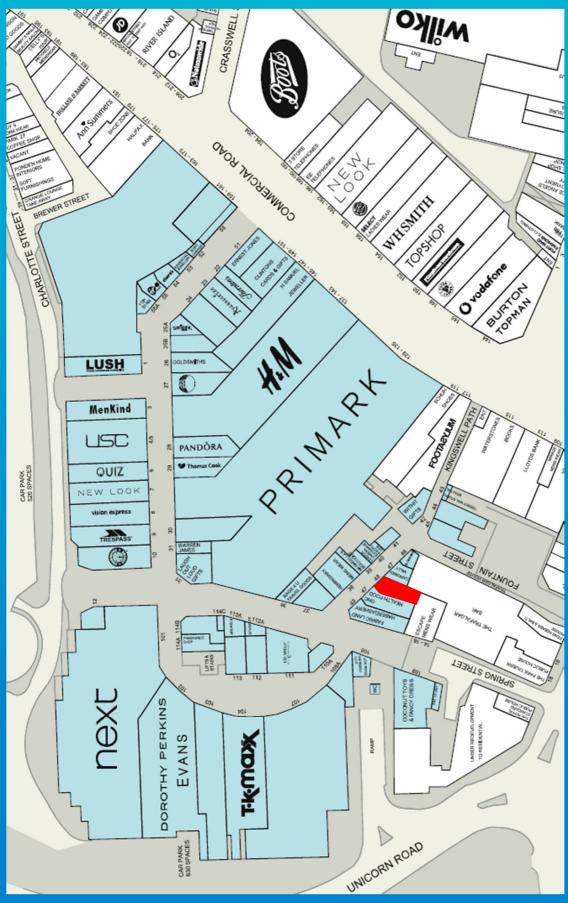
£10,689 per annum

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.



Disclaimer: GCW for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of GCW or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) GCW cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of GCW has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Except in respect of death or personal injury caused by the negligence of GCW, its employees or servants, GCW will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by GCW.



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

Rob Jones 020 7287 2777 / 07738 890 990 rob@as-retail.co.uk

GCW

Phil Fishwick 020 7647 4819 / 07861 214 667 phil.fishwick@gcw.co.uk

Duncan Kite 020 7647 4804 / 07974 215 337 duncan.kite@gcw.co.uk