



PORTSMOUTH
UNIT 102
CASCADES SHOPPING CENTRE

Sports Direct Now Open

LOCATION

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by Primark, H&M and Next. Sports Direct are now open in 50,000 sq ft providing another anchor for the centre.

The shop is situated in a prime position adjacent to TK Maxx, close to Next, Primark, and opposite Boswell's Cafe. Other nearby retailers include New Look, Pandora, Vision Express, Cards Direct, Lush and Canvas Coffee and the centre is also serviced by in excess of 1,000 adjacent car parking spaces.

On average (pre-Covid) the centre received 8 million visitors annually.

ACCOMMODATION

The unit is arranged over Ground and First Floors, comprising the following approximate floor areas:

Ground Floor	10,490 sq ft	974.55 sq m
First Floor Storage	3,537 sq ft	328.59 sq m

TERMS

Effective FRI lease.

RENTAL

Upon application.

SERVICE CHARGE

The annual service charge is approximately £140,762 per annum.

BUSINESS RATES

Rateable Value 2020	£262,500
Rates Payable 2020/2021	£134,400

Up to 66% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

EPC

An EPC has been requested and will form part of the legal pack.

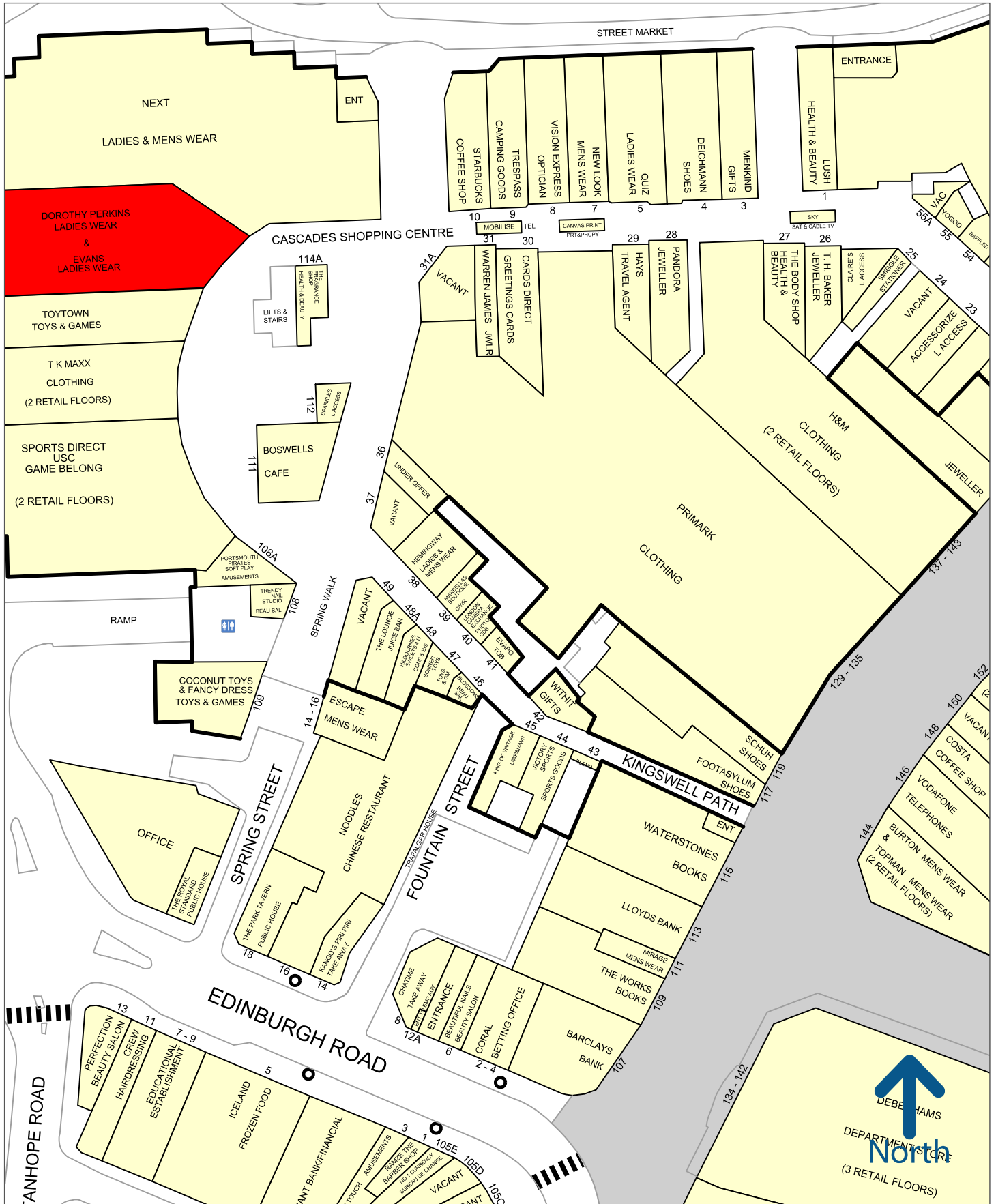
FURTHER INFORMATION

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

Tim Butterfield
020 7287 2155 / 07394 194 677
tim@as-retail.co.uk

OR JOINT AGENTS

GCW
Phil Fishwick/Duncan Kite
020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 13/09/2021
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011