



PORTSMOUTH

UNIT 3

CASCADES SHOPPING CENTRE

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. On average (pre-Covid) the centre received 8 million visitors annually and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is currently occupied by Menkind and is in a prime position boasting an extensive return frontage facing Lush, adjacent to Deichmann and opposite H&M and Pandora. Other nearby retailers include Primark, Body Shop, Starbucks, Quiz, Cards Direct and Canvas Coffee.

ACCOMMODATION

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

Ground Floor Sales	1,791 sq ft	166.39 sq m
First Floor Ancillary	385 sq ft	35.77 sq m

TERMS

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

RENTAL

£80,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £21,040 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2020	£70,500.00
Rates Payable 2020/2021	£36,096.00

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

EPC

The property has a rating of D-96. The certificate is available upon request.

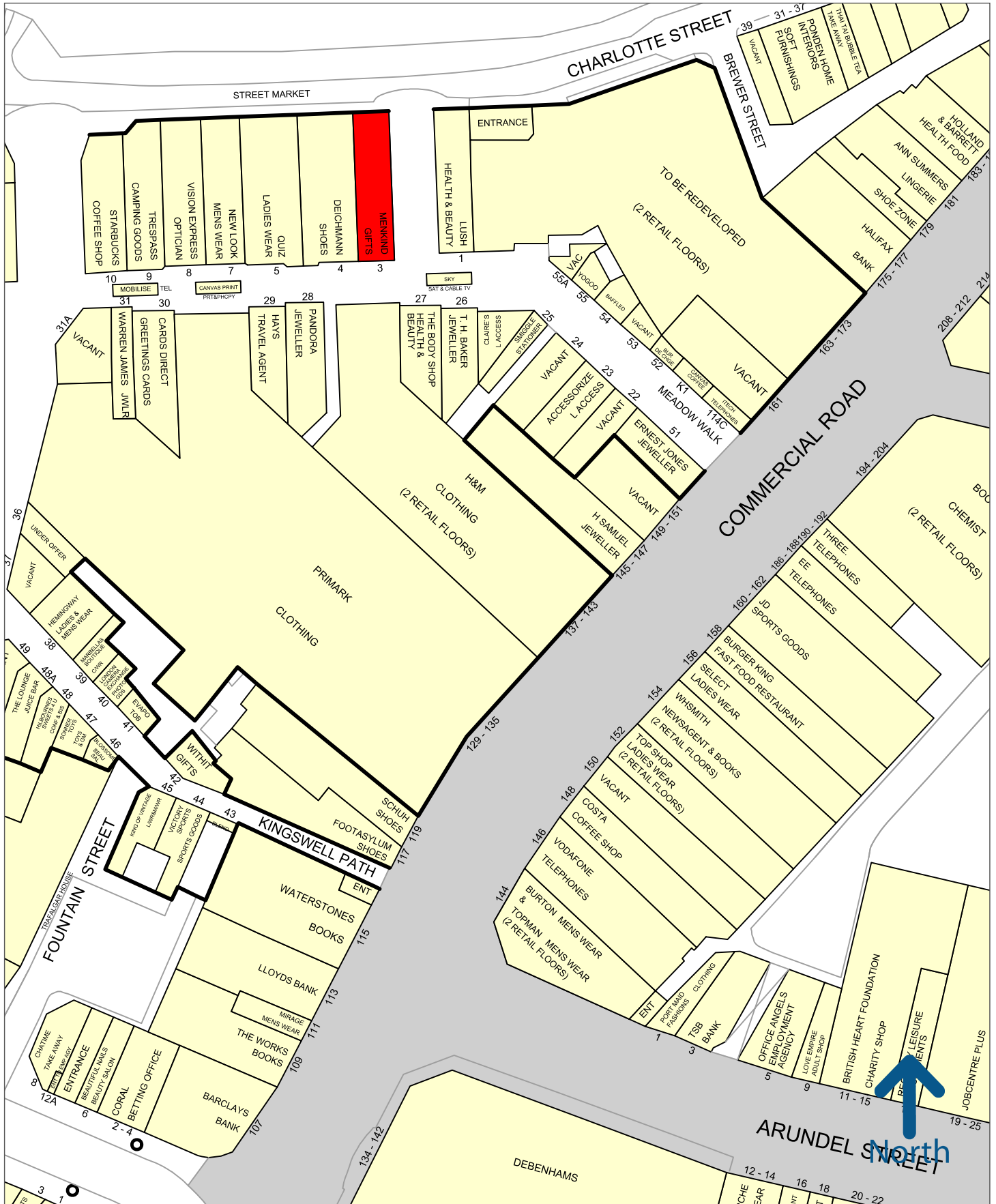
FURTHER INFORMATION

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: 08/09/2021
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