Flude
PROPERTY CONSULTANTS

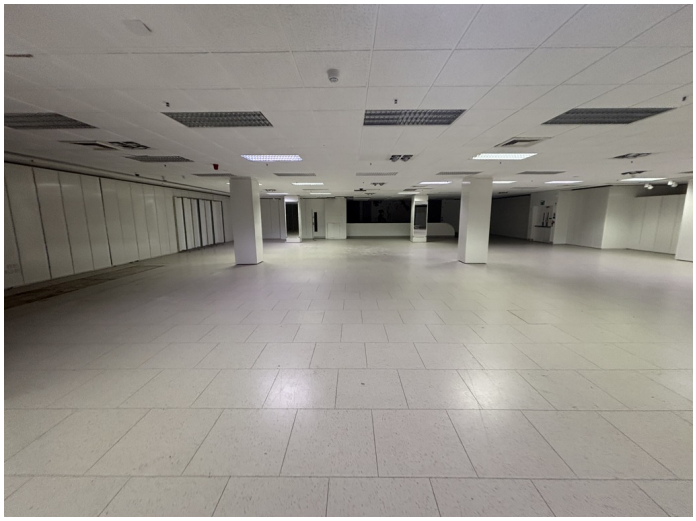
Store D, Cascades Shopping Centre
Commercial Road, Portsmouth, Hampshire, PO1 4RL

TO LET

Substantial Retail Unit in Busy Shopping Centre
Sales Area - 10,469 sq ft

Key Features:

- Predominant shopping centre in Portsmouth City Centre anchored by Primark, H&M, Next and Sports Direct
- Serviced by in excess of 1,000 adjacent car parking spaces
- 28,280 students at University of Portsmouth
- Footfall 8 million per annum (last 12 months)
- Trading space over two floors
- Options to split unit, subject to terms
- New EFRI lease, subject to vacant possession
- Terms on application
- Other occupiers in the centre include H&M, Starbucks, Lush, TK Max, New Look, Next and Primark



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Location

The Cascades Shopping Centre is the predominant and well managed shopping centre in the City Centre, anchored by Primark, H&M, Next and Sports Direct. On average the centre receives 8m visitors per annum and is serviced by in excess of 1,000 adjacent car parking spaces.

Description

The property comprises a self-contained retail arranged over three floors. Internally, the ground floor provides open plan sales area with an escalator going up to the first floor retail space. The second floor provide storage, staff facilities and WCs.

Options to split the accommodation, subject to terms.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	5,462	507.42
First Floor	5,109	474.63
First Floor Second Floor	8,832	820.49
Total	19,404	1,802.63

EPC

Available on request.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

Terms on application.

Business Rates

Rateable Value (2026): To be confirmed.

VAT

We understand the units are registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

25 June 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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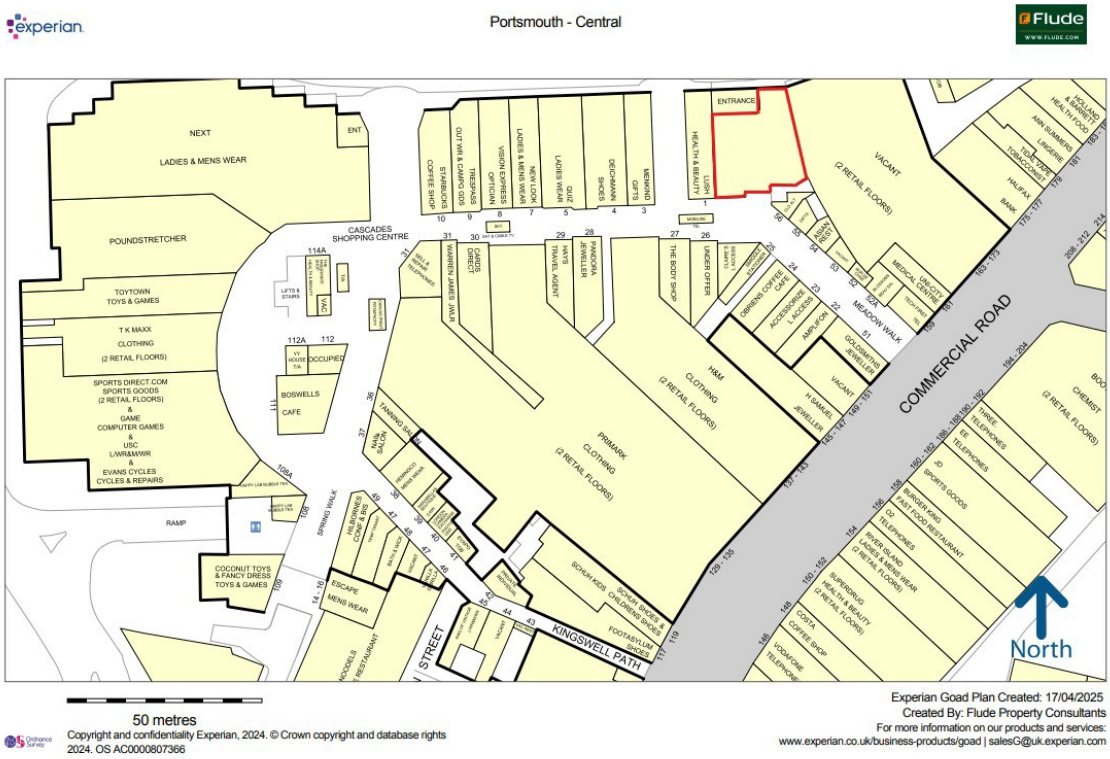
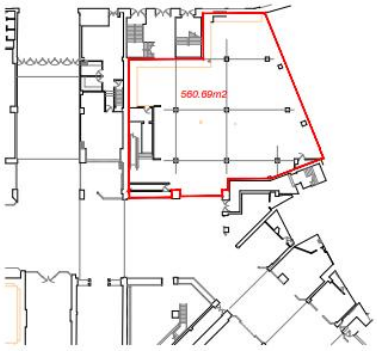
GOAD Map



For identification purposes only.

Floor Plan

GROUND FLOOR.



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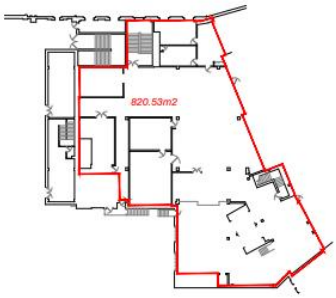
FIRST FLOOR.



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