



TO LET

Unit 6 Cascades Shopping Centre
Commercial Road, Portsmouth, Hampshire, PO1 4RL



Key Features

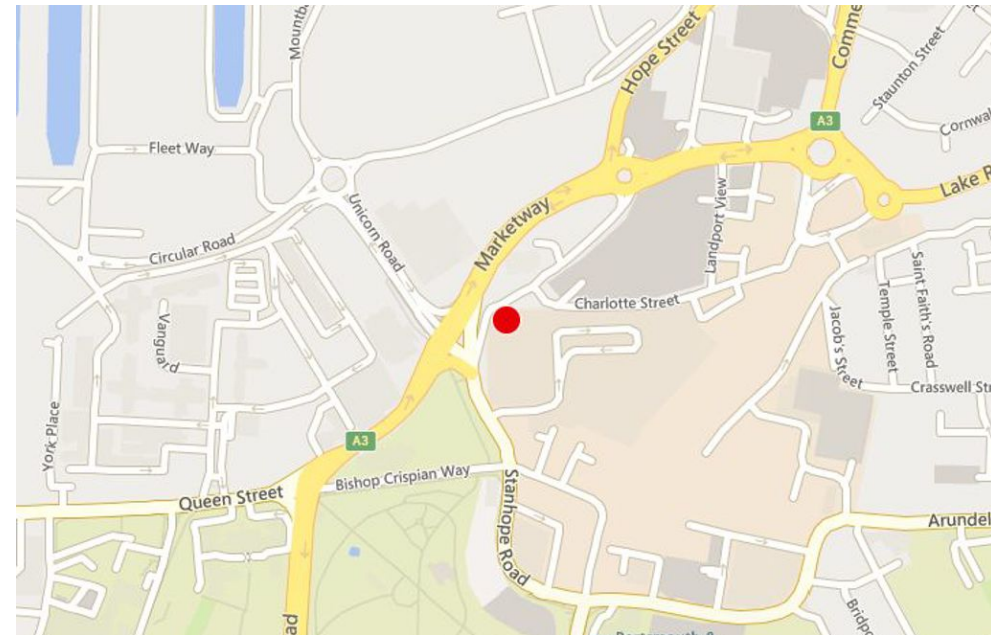
- Predominant shopping centre in Portsmouth City Centre anchored by Primark, H&M, Next and Sports Direct
- Serviced by in excess of 1,000 adjacent car parking spaces
- 28,280 students at University of Portsmouth
- Footfall 8.2 million per annum (last 12 months)
- New leases available
- Rent £52,500 pax
- Other occupiers in the centre include H&M, Starbucks, Lush, TK Max, New Look, Next and Primark





Location & Situation

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 & Accommodation

The subject property comprises a self-contained retail unit arranged over two floors. The ground floor provides an open-plan retail trading area, whilst the upper floors offer ancillary accommodation, including storage and staff welfare facilities.

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

Area	Sq Ft	Sq M
Ground Floor	1,990	184.87
First Floor	964	89.56
Total	2,951	274.15





Rateable Value

Rateable Value (2026): £36,500

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of C.

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.





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £52,500 per annum.

The service charge is £36,117 plus VAT per annum and the insurance is £1,644 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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