

## Unit 48A



### Location

The Cascades, is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M**, **Next**. On average the centre receives 151,000 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 **Fabric Land** and opposite **Hemmingway Menswear**. Other retailers close by include **Footasylum** and **London Camera Exchange**.

### Accommodation

Net internal areas:

	SQ M	SQ FT
Ground Floor Sales	81.01 sq m	872 sq ft
First Floor Ancillary	9.66 sq m	104 sq ft

### Lease Terms

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

### Rent

£26,000 pax.

### Business Rates

We are advised by the Local Rating Authority that the rates are assessed as follows:

2020 Rateable Value: £24,000  
A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the local authority on 023 9268 8588.

### Service Charge

£7,306 per annum

### Energy Performance Certificate

Band E – Report available on request.

### Legal Costs

Each party to be responsible for their own costs.

*Subject to Contract April 2020*

