



Unit 53, Cascades Shopping Centre  
Commercial Road, Portsmouth, Hampshire, PO1 4RL

**TO LET**

Class E Premises  
Sales Area - 307 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)
- New EFRI available
- Rent - £12,000 pax
- Other occupiers in the centre include Starbucks, Lush, TK Max, New Look and The Body Shop





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## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

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 154,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.

## Description

The subject property comprises a lockup shop. There are shared WC's.

## Accommodation

The accommodation has an approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	306	28.43
Total	306	28.43

## EPC

We understand the property has an EPC rating of B - 38 (expiring 22 October 2034).

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.

17 April 2026

## 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

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 £12,000 per annum exclusive.

The service charge is £3,3212 plus VAT per annum and buildings insurance £155 per annum.

## Business Rates

Rateable Value (2026): £12,000

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

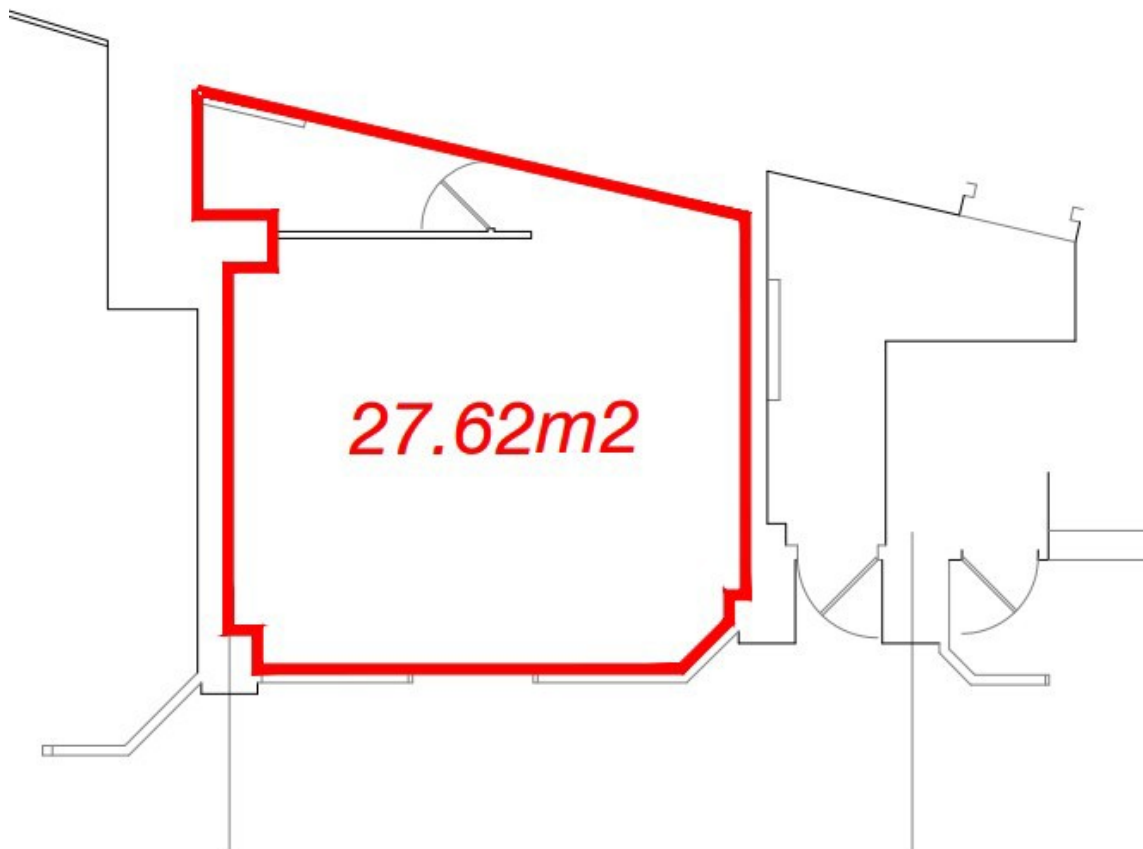
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## Floor Plan



For identification purposes only.