



Unit 27, Cascades Shopping Centre  
Commercial Road, Portsmouth, Hampshire, PO1 4RL

**TO LET**

**Class E Premises**  
**Sales Area 116.96 sq m (1,259 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 8.2 million per annum (last 12 months)
- New flexible leases available
- Rent £44,000 pax
- Other occupiers in the centre include Starbucks, Lush, TK Max, New Look 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 130,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.

## Description

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.

## Accommodation

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor	1,259	116.96
Mezzanine	845	78.5
First Floor	1,120	104.05
Total	3,224	299.51

## 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.

## 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 £44,000 per annum.

The service charge is £25,814 plus VAT per annum and the insurance is £1,241 per annum.

## Business Rates

Rateable Value (2026): £32,750  
Occupiers will pay approximately 38% of this per annum.

## VAT

We understand the property is 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.

10 March 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

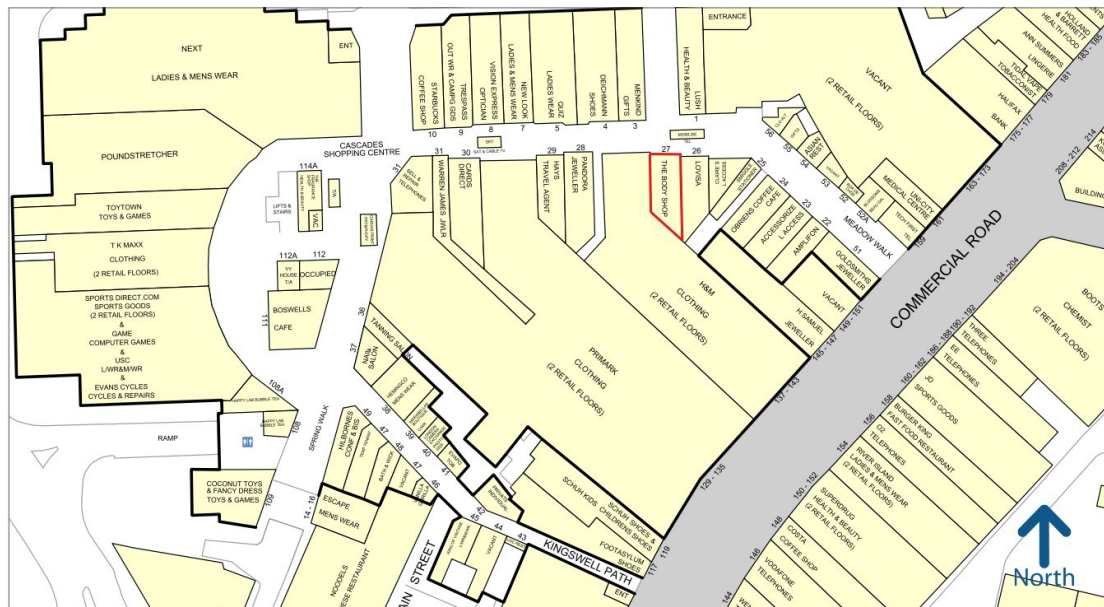
Sebastian Martin  
s.martin@flude.com  
07800 562509  
www.flude.com

Josh Gettins  
j.gettins@flude.com  
07545 846799





## GOAD Map

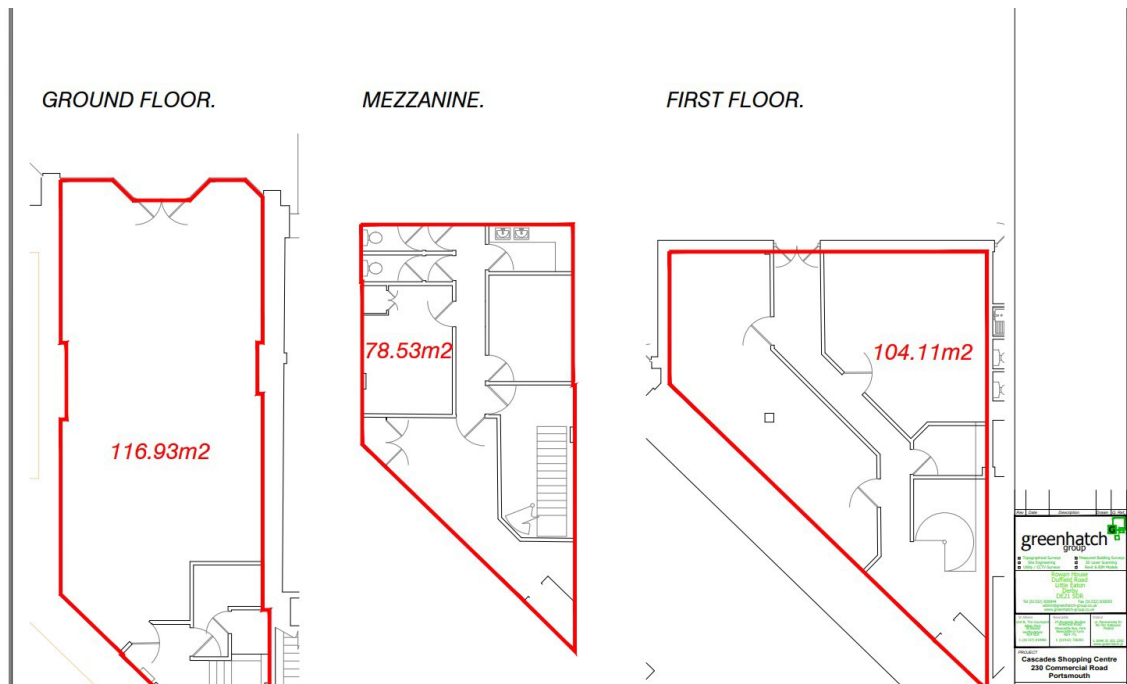


50 metres  
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For identification purposes only.



## Floor Plan



For identification purposes only.