

# To Let



## Harrogate

Unit 8, The Victoria Shopping Centre

691 sq ft (64.20 sq m)

Rent on Application

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**Location & Description:**

- The Victoria Centre is situated in a prime position with frontage onto Cambridge Street and in close proximity to Harrogate Railway Station.
- The car park which is adjacent to the station, links to the centre and offers 786 spaces.
- The subject unit is located on the ground floor fronting the prime Cambridge Street with a return frontage to Station Parade. Nearby occupiers include Caffè Nero, Claires and WH Smiths.

**Demise:**

Ground Floor 691 sq ft (64.20 sq m)

**Rent:**

Available upon request.

**Lease:**

A new effectively full repairing and insuring and insuring lease for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £33,000.

**Date Prepared:**

March 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:****James Moss**

07977 278229

[jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)

**James Lamming**

07715 678630

[james@barkerproudlove.co.uk](mailto:james@barkerproudlove.co.uk)



**0113 388 4848**

