

To Let



Harrogate

Unit 30, The Victoria Shopping Centre

1,339 sq ft (124.4 sq m)

Rent on Application

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 unit is located on the first floor opposite HMV and in close proximity to WH Smith, Toyland, Next and Bay Tree Interiors.

Demise:

Ground Floor 1,339 sq ft (124.4 sq m)

Rent:

Available upon request.

Lease:

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

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £23,750.

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**

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