

SHOPPING CENTRE PROPERTY / CLASS E  
Unit 21 The Victoria Shopping Centre, Harrogate



**Rent: On application**  
**Ground Floor Area**  
489 Sq ft / 45 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

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 with nearby occupiers including TK Maxx, Next, Sports Direct, Poundland and HMV.

| <b>Demise:</b>     | <b>Sq Ft</b> | <b>Sq M</b> |
|--------------------|--------------|-------------|
| Ground Floor Sales | 489          | 45.43       |

**Rent:**

Upon application.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a rateable value assessment of £16,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

Available on request

**EPC:**

Energy Performance Asset Rating - B

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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