



SHOPPING CENTRE PROPERTY / CLASS E  
Unit 8, The Victoria Shopping Centre, Harrogate



**TO  
LET**

**Rent: On application**  
**Ground Floor Area**  
691 Sq ft / 64 Sq M

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

**Barker Proudlove**

**James Moss**

**Mob: 07977 278229**

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



**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 fronting the prime Cambridge Street with a return frontage to Station Parade. Nearby occupiers include Caffè Nero, Claires and WH Smiths.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	691	64.20

**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 premises currently has a rateable value of £33,000. For further details visit Gov.uk or contact the business rates department at 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 - Available on request

**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:**

August 2022

Subject to Contract

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Harrogate



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