

# 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 Caffe Nero, Claires and WH Smiths.**

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**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

**Contact Us:**

**James Moss**

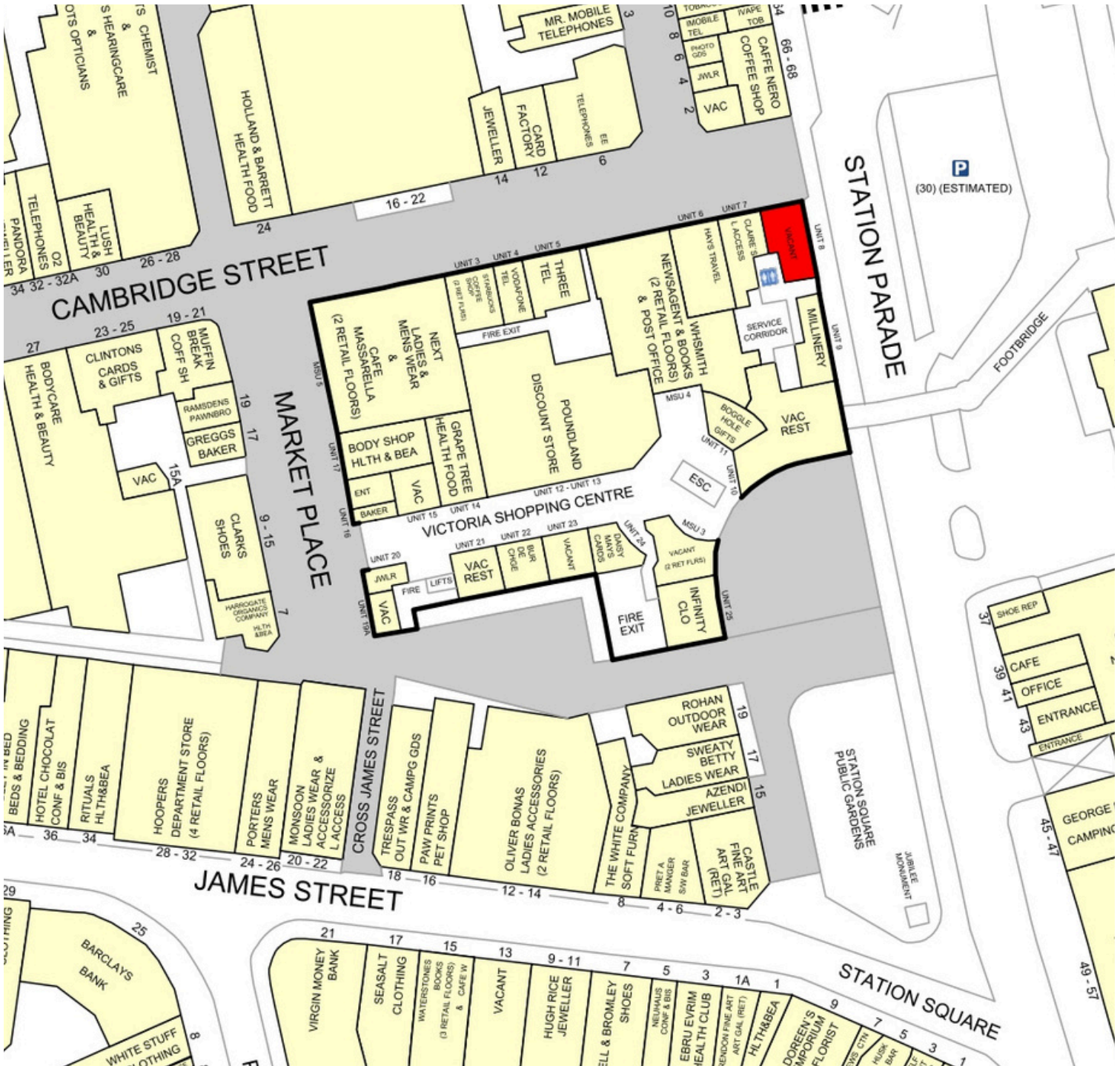
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