

Leeds Office: 0113 388 4848

# To Let



# Harrogate

Unit 30, The Victoria Shopping Centre

1,339 sq ft (124.4 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 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

#### **Contact Us:**

#### **James Moss**

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## James Lamming

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