



LOCATION

The Harrogate catchment population is one of the most affluent of the PROMIS rankings (26 on the affluence indicator) and per capita retail spending levels are above the PROMIS average. The Victoria Centre is situated in a prime position within the town with frontage on to 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.

DESCRIPTION

Unit 23 is located on the Lower Mall and benefits from adjacencies of **Game and Poundworld** Other retailers within the scheme include **TK Maxx, Body Shop, Jessops, WH Smith, New Look and H&M.**

ACCOMMODATION

The unit provides the following approximate dimensions and net floor areas:-

Ground Floor 44.4 sq m 478 sq ft

TENURE

The unit is available by way of a new 10 year lease subject to five yearly upward only rent reviews.

RENT

We are instructed to invite rental offers in the region of **£25,000** per annum exclusive.

RATES

Rateable Value 2012: £ 27,250
UBR 2013/2014: 47.1p
Estimated Rates Payable: £ 12,835

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

The annual service charge estimate is £4,500 p.a.x.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Subject to Vacant Possession.

EPC

A certificate is available on request.

VIEWING/FURTHER INFORMATION

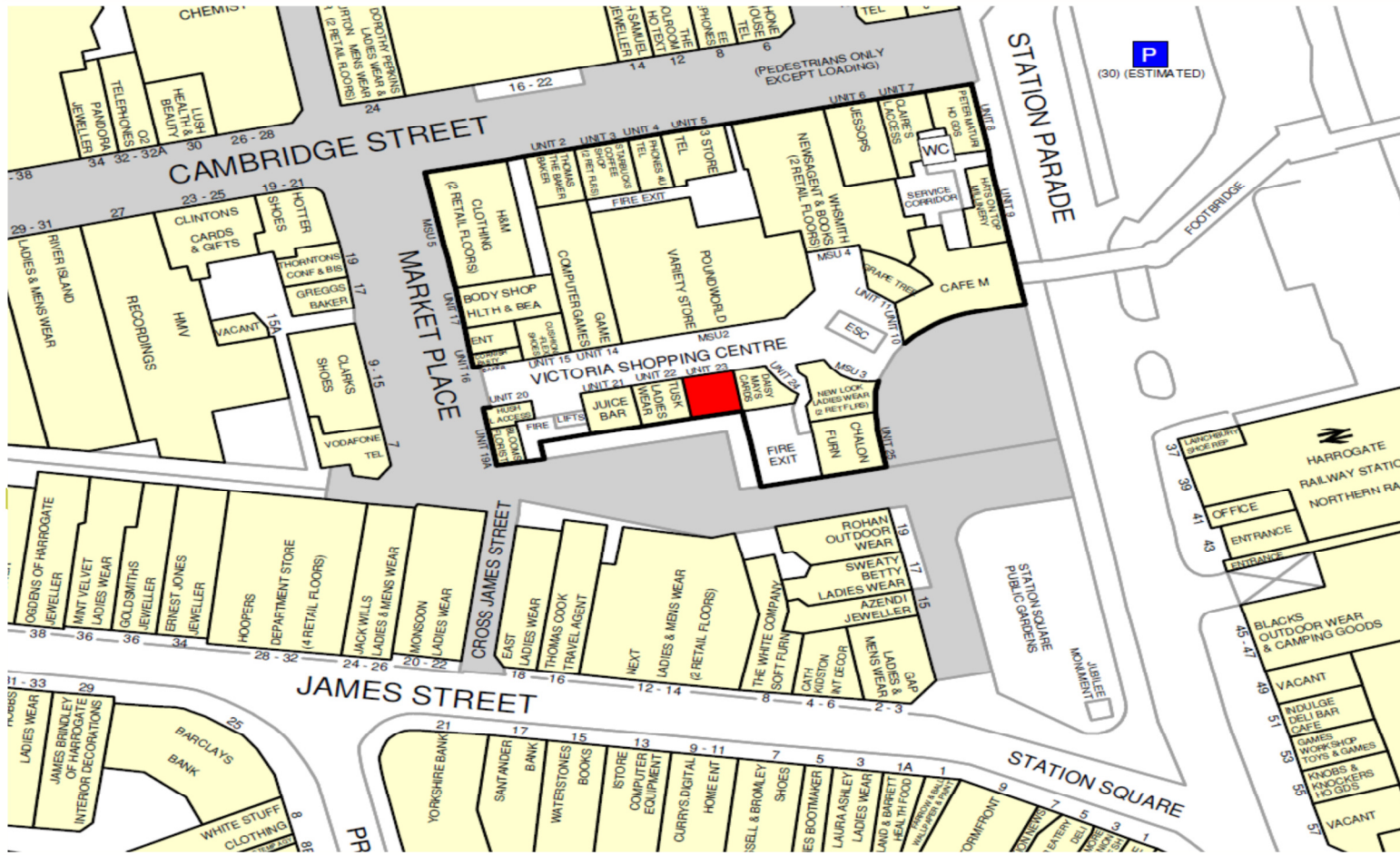
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Subject to Contract June2013

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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www.lunson-mitchenall.co.uk



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