



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 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.

DESCRIPTION

Unit 14 is located on the ground floor, with nearby occupiers including **TK Maxx**, **New Look**, **The Body Shop**, **Bobbi Brown**, **Sports Direct** and **HMV**. Next opened a brand new two storey store in December 2018 on the corner of Market Place and Cambridge Street.

ACCOMMODATION

The unit provides the following approximate net floor area:-

Ground Floor	156 sq m	1,682 sq ft
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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 **£50,000** per annum exclusive.

RATES

Rateable Value 2018/19: To be reassessed.

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

SERVICE CHARGE

The current annual service charge estimate is £12,178

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.

EPC

A certificate is available on request.

VIEWING/FURTHER INFORMATION

James Moss:	jamesm@lunson-mitchenall.co.uk	0207 478 4961
Nick Hartwell:	nickh@lunson-mitchenall.co.uk	0207 478 4984

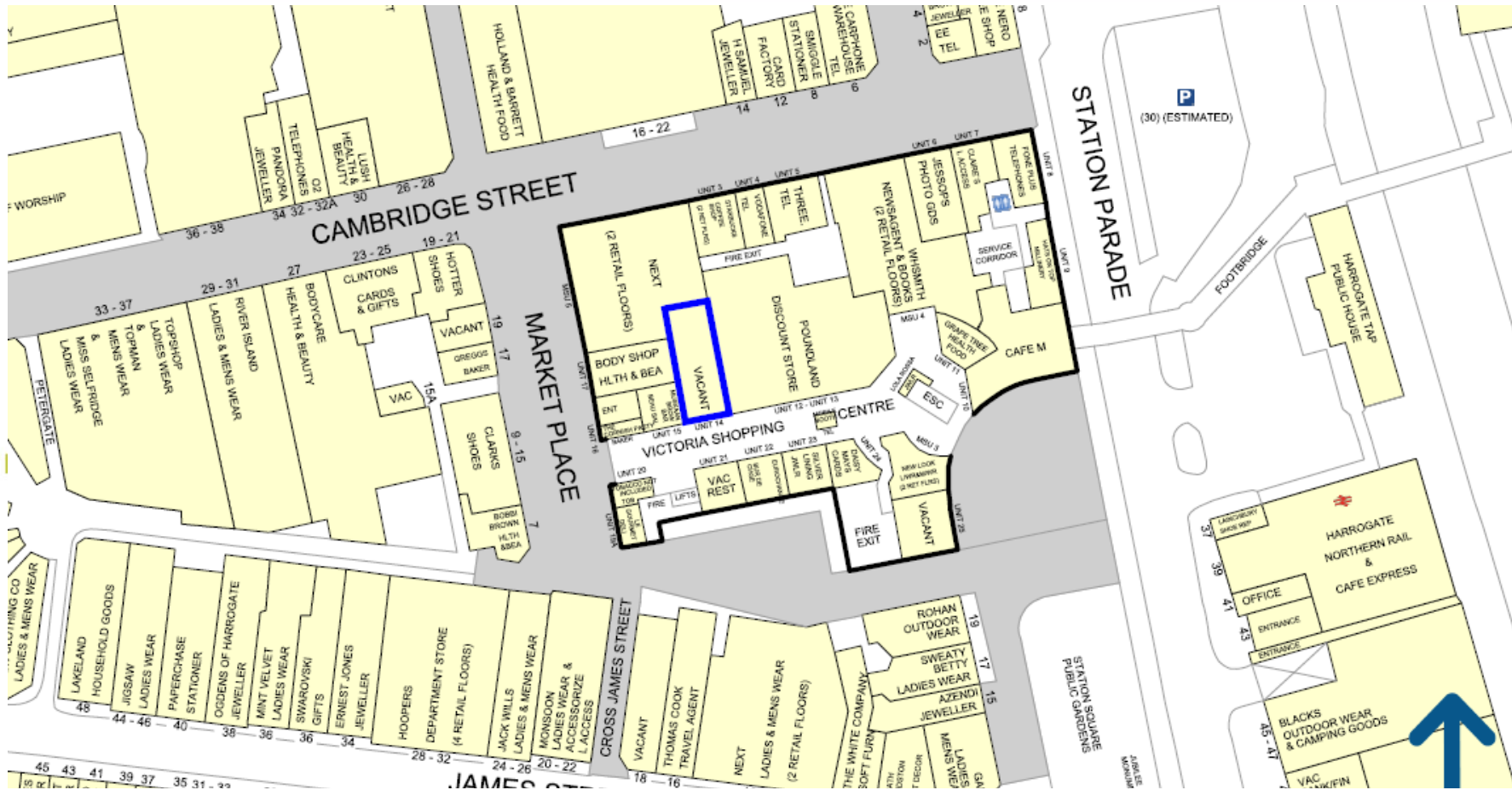
Or Barker Proudlove - 0113 3884848

Subject to Contract Feb 2019

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

020 7478 4950
www.lunson-mitchenall.co.uk

UNIT 14 - VICTORIA SHOPPING CENTRE, HARROGATE HG1 1AE



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