

## Harrogate Unit 23 (G5) The Victoria Centre



- **Prime Retail Unit To Let – 478 sq ft (44.4 sq m)**
- **140,000 sq ft shopping centre, anchored by H&M, New Look, TK Maxx and WH Smith**
- **Close to retailers including Bay Trading and Game**
- **Flexible Terms / Incentives Available**

### Location

The Victoria Centre is anchored by **H&M, New Look, TK Maxx, Sportsworld** and **WH Smith**, with other retailers including **La Senza, Mothercare, Body Shop, Game, Starbucks, 3G** and **Claire's Accessories**.

The subject property is located on the ground floor mall opposite **La Senza** and **Game** with other retailers nearby including **New Look, Internacionale** and **WH Smith**.

### Accommodation

The unit is arranged on ground floor only providing the following approximate floor areas:

**Ground Floor Sales**                      **44.4 sq m**                      **(478 sq ft)**

### Lease

Available to let on a new effectively Full Repairing and Insuring Lease, effective by way of a service charge, on a term to be agreed.

### Rent

A commencing rental of £25,000 per annum exclusive

### Service Charge

The current on account service charge for the current year (2012/2013) is to be confirmed.

### Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value:                                      £27,250.00  
Rates payable (2013/14):                                      £12,834.75

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

### Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### SUBJECT TO CONTRACT

### Viewing and Further Information

Strictly by prior arrangement only with

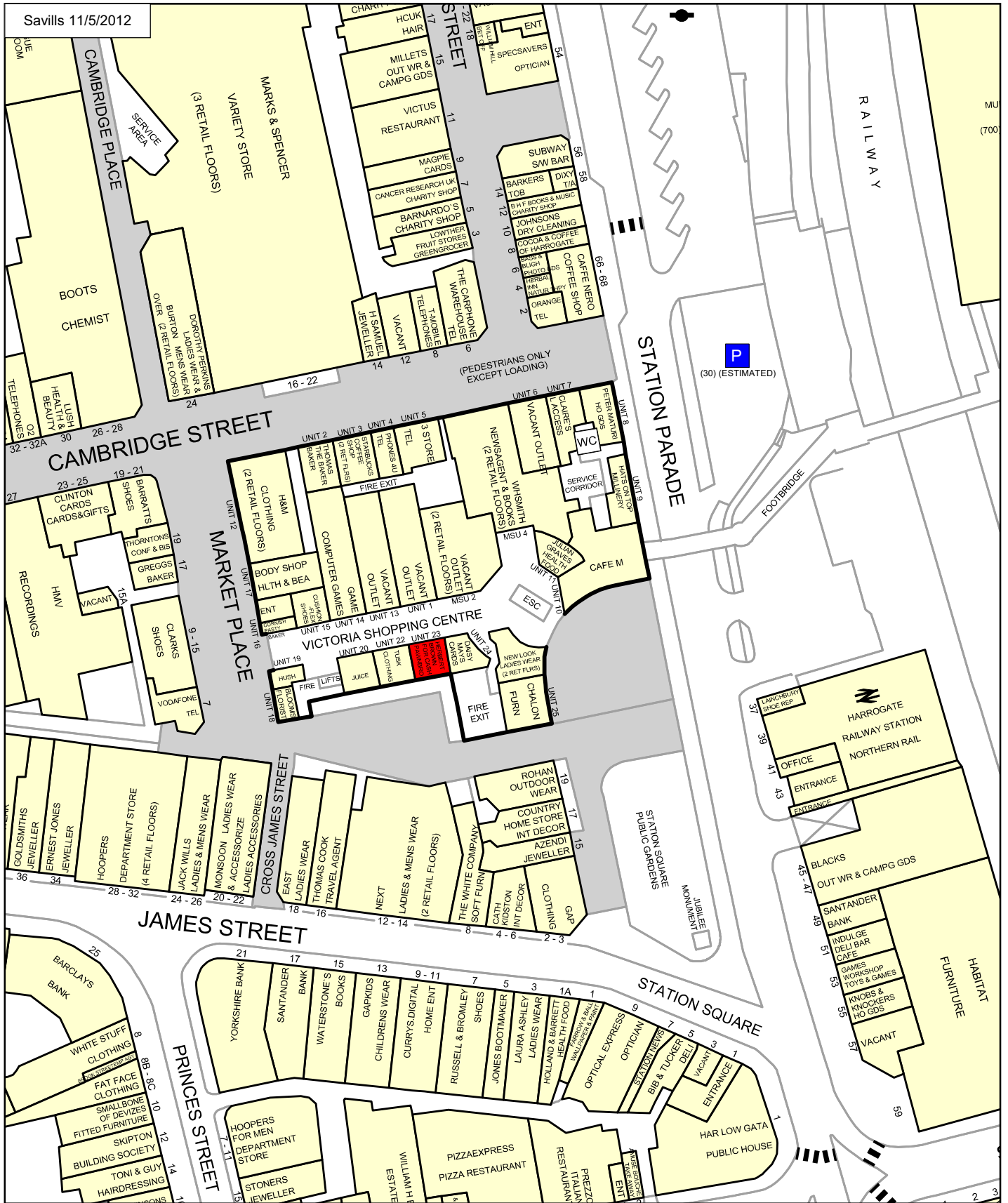
Savills  
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Leeds, LS1 2HL  
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### Contact

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Our joint agent, Reesdenton  
0113 2430990



50 metres

For more information on our products and services:  
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# Energy Performance Certificate

## Non-Domestic Building



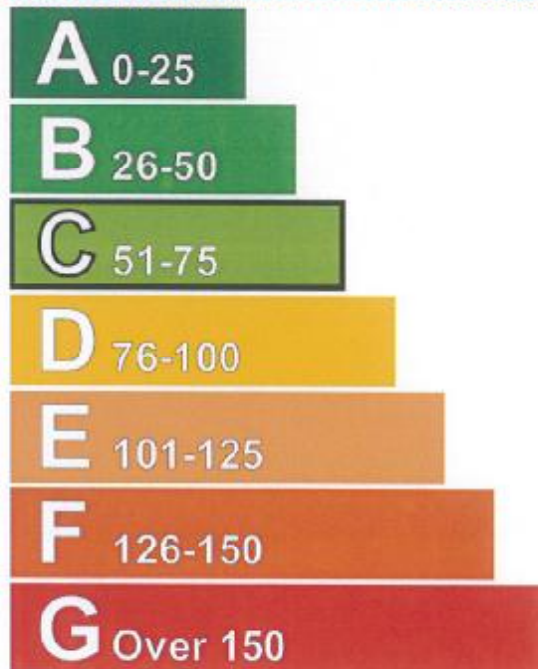
UNIT 23  
Victoria Shopping Centre  
HARROGATE  
HG1 1AE

Certificate Reference Number:  
0564-0231-4180-3691-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

◀ 71 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 52  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

58 If newly built  
90 If typical of the existing stock