



LOCATION

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 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.

DESCRIPTION

Unit 30 is located at first floor level opposite **H&M**, **HMV** and **WH Smith**. Other retailers within the scheme include **Poundworld**, **TK Maxx**, **New Look** and **Sports Direct**.

ACCOMMODATION

The unit provides the following approximate net floor area:-

Ground Floor	129.97 sq m	1,399 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 **£45,000** per annum exclusive.

RATES

Rateable Value 2010:	£ 26,000
UBR 2014/2015:	49.7p
Estimated Rates Payable:	£ 12,922

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

SERVICE CHARGE

The current annual service charge estimate is £10,643 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

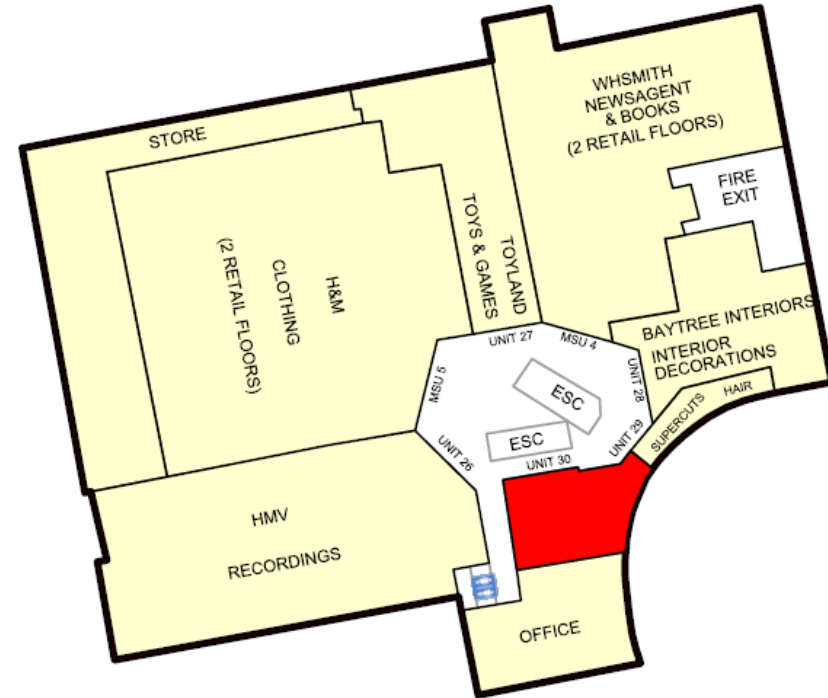
James Moss:	jamesm@lunson-mitchenall.co.uk	0207 478 4961
Nick Hartwell:	nickh@lunson-mitchenall.co.uk	0207 478 4984

Or Barker Proudlove - 0113 388 4860

Subject to Contract October 2016

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

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



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9-5BJ. Tel: 01707 636901 Fax: 01707 636907.

IMPORTANT

Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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