



VARIOUS UNITS AVAILABLE

M

VICTORIA SHOPPING CENTRE

/// wool.exist.prop
Station Parade
Harrogate
HG1 1AE

Occupiers Include

- NEXT**
- hmv**
- SPORTS DIRECT.COM**
- TG Jones**
- claire's**
- TKmaxx**

DESCRIPTION

Victoria Shopping Centre, the town's only shopping centre, fronts Cambridge Street. James Street is an aspirational pitch home to premium brands including Whistles, Hobbs, Mint Velvet and Hoopers Department Store. The Victoria Centre is a successful covered shopping centre on the site of a former market hall, directly opposite Harrogate Station. The attractive period scheme, which opened as a shopping centre in 1992 and benefitted from a comprehensive refurbishment in 2001, comprises 144,000 sq ft retail arranged over four levels.

The car park comprising 786 spaces, which can be accessed via a covered bridge link from the upper floor of the scheme.

RATEABLE VALUE

Properties in Victoria Shopping Centre are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

SERVICE CHARGE & INSURANCE

Information provided upon application.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



354,000

Consumer base



73,027 sq.ft

Total development



32

Lettable units on site



wool.exist.prop

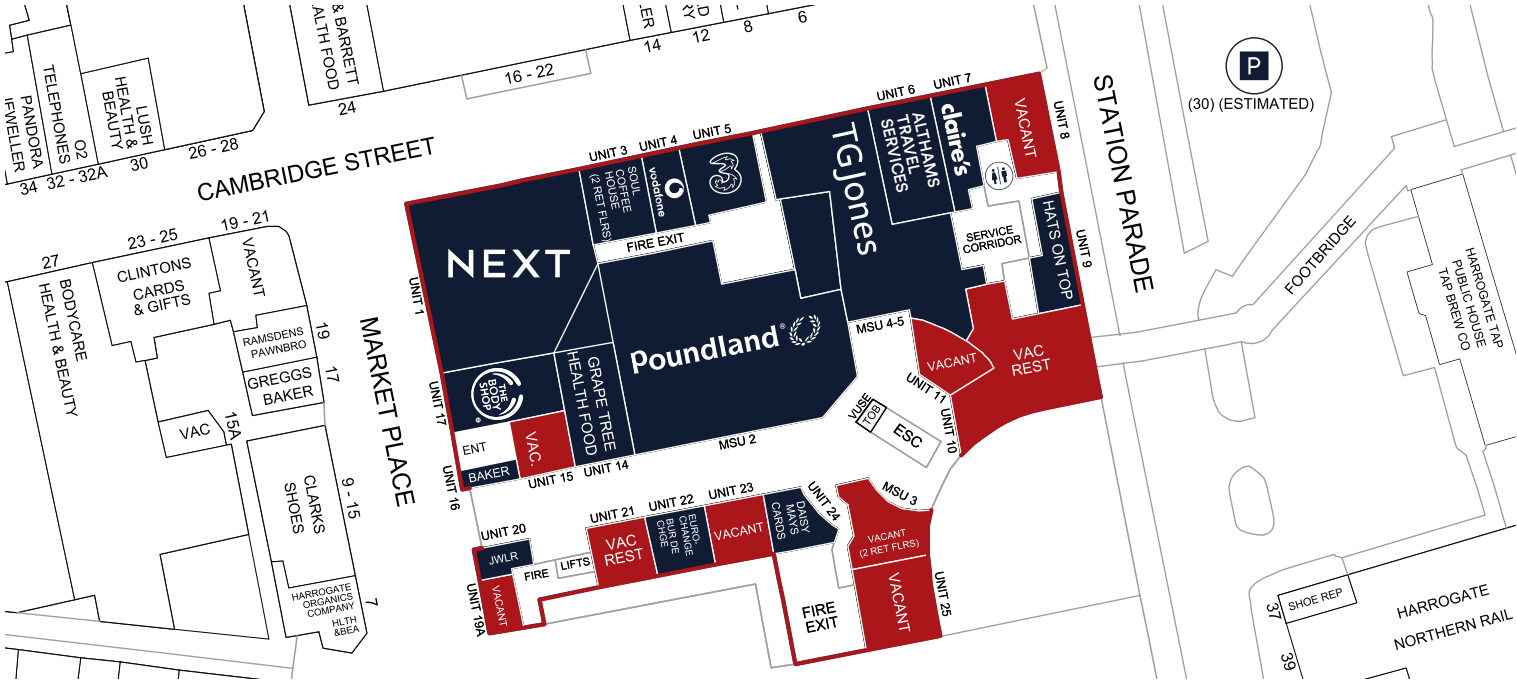
What Three Words



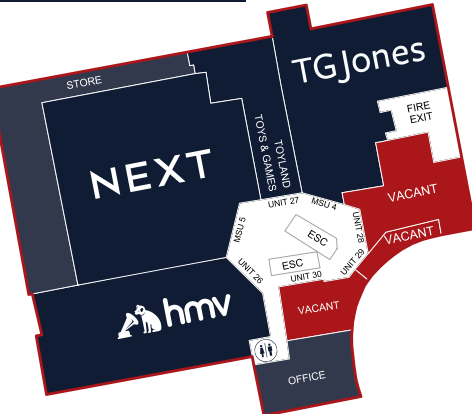
VICTORIA SHOPPING CENTRE

AVAILABLE UNITS

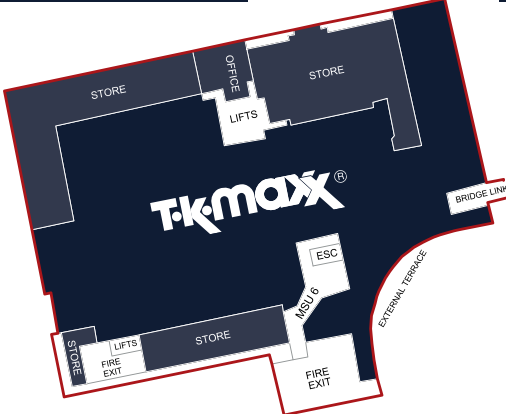
GROUND FLOOR



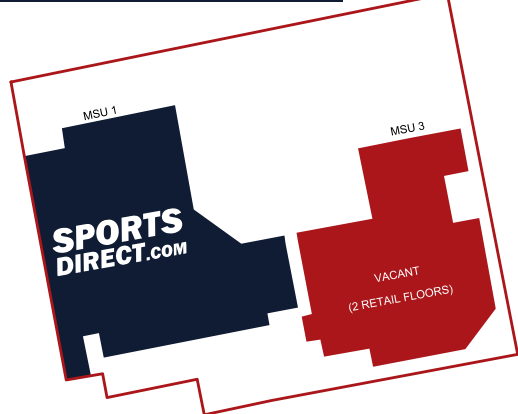
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



Lower Ground Floor	sq.ft	sq.m
MS UNIT 3	11,985	1,113
Ground Floor	sq.ft	sq.m
UNIT 8	691	64
UNIT 10	1,962	182
UNIT 11 (& STORAGE 9)	594	55
UNIT 15	462	43
UNIT 19A	167	16
UNIT 21	485	45
UNIT 23	545	51
UNIT 25	864	80
STORE 2	240	22
STORE 3b	167	16
STORE 6	106	10
STORE 7	80	7
First Floor	sq.ft	sq.m
UNIT 28	3,412	317
UNIT 29	650	60
UNIT 30	1,554	144

M VICTORIA SHOPPING CENTRE





 View on Google Maps



SHEET ANCHOR EVOLVE

part of M^{Core}



Dan Davies
 020 7228 6508
 07539 887114
 ddavies@saevolve.com




Viewing
 Strictly via prior appointment
 with the appointed agents:

LOCATION

The historic town of Harrogate is located in the heart of North Yorkshire and is known as the gateway to the Yorkshire Dales. The spa town is situated 16 miles north of Leeds, 19 miles west of York and 212 miles north of London.

Harrogate benefits from strong road links, served by the A61 (running from Leeds to Thirsk) and the A59 (running from York to Preston). The A61 provides a direct route to Leeds and the M1, whilst the A1(M) is 7 miles to the east of the town.

SERVICES

-  Toilet Facilities
-  Service Area
-  Ample Parking Spaces

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number: 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees (we) give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/> LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.