



VARIOUS UNITS AVAILABLE



VICTORIA SHOPPING CENTRE

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Station Parade
Harrogate
HG1 1AE

Occupiers Include

NEXT
TG Jones

hmv
claire's

SPORTS
DIRECT.COM
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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

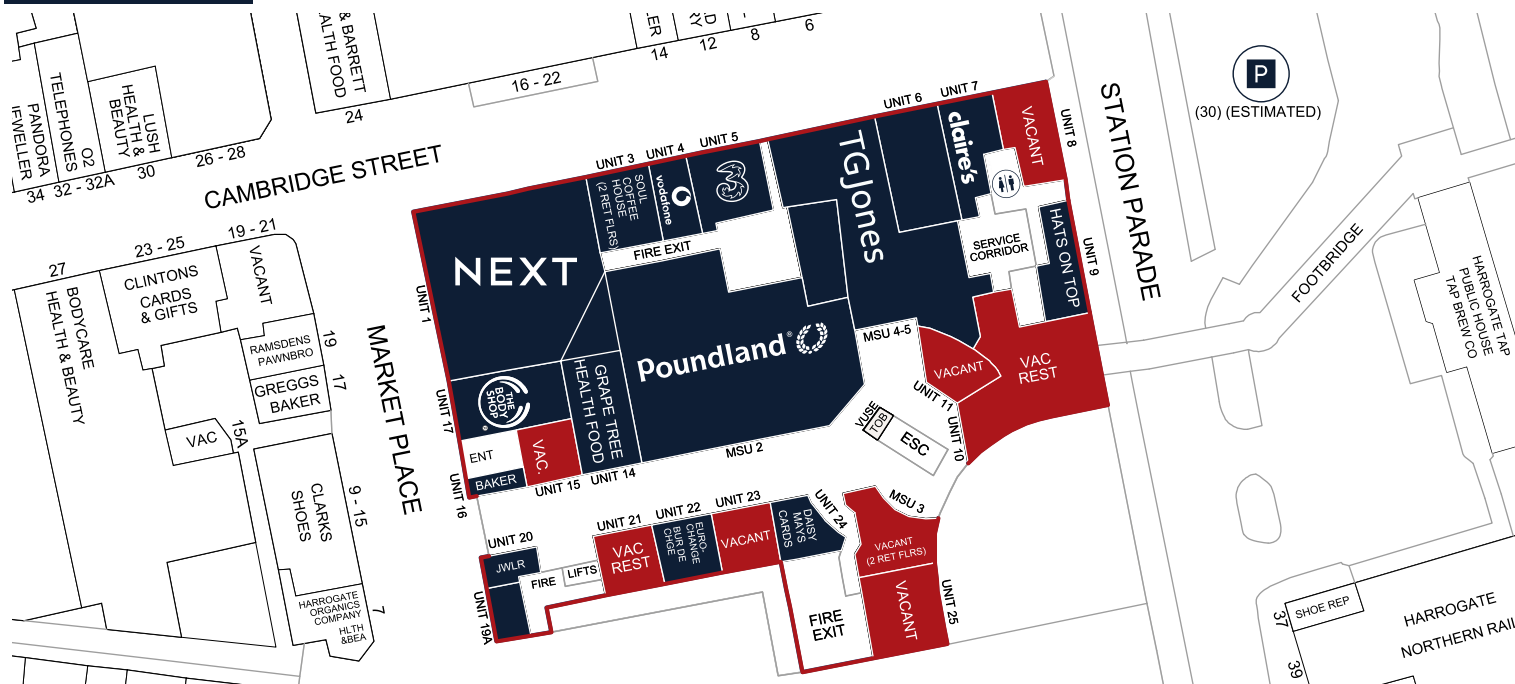


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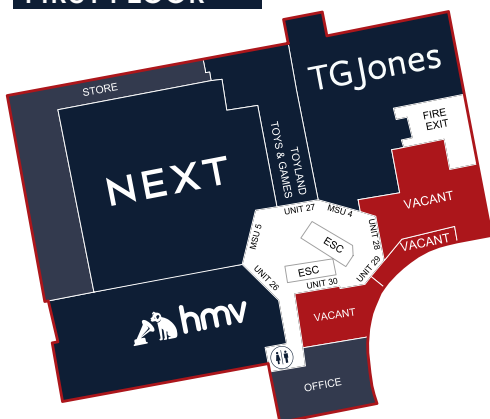
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What Three Words

GROUND FLOOR



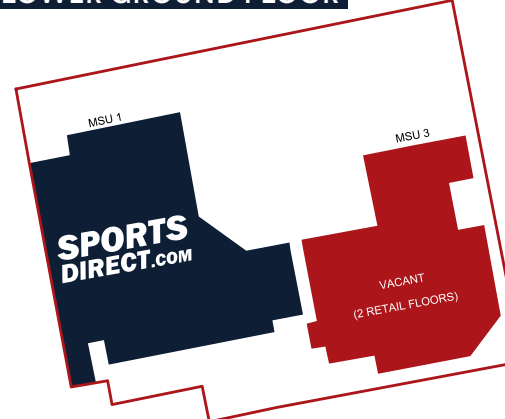
FIRST FLOOR



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 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



mccoreproperty.com

SHEET ANCHOR EVOLVE

part of M^{Core}



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Viewing
Strictly via prior appointment
with the appointed agents:

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

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