

YATE SHOPPING CENTRE

13 West Walk, Yate, BS37 4AX



- Yate is an expanding Satellite town 11 miles north east of Bristol. It serves as a major centre for South Gloucestershire and surrounding areas.
- The town is seeing rapid population growth with up to 3,500 new homes expected to be completed by 2026.
- Yate Shopping Centre comprises 548,000 sq ft of retail and leisure space and is served by 1,500 free car parking spaces.
- The scheme sees an annual footfall of approximately 12 million visitors.
- Existing retailers within Yate Shopping Centre and Yate Riverside include Tesco Extra, TK Maxx, Next, M&S, Boots, Costa, Loungers, New Look, Home Bargains, Anytime Fitness, and The Entertainer.
- Available January 2024, subject to vacant possession.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

Location

The unit is situated between Boots Opticians and Claire's Accessories; other national brands in the immediate vicinity include The Works, Boswells, Savers, Halifax, Grape Tree, Rieker, Iceland, Card Factory, Iceland, and Coffee#1.

Accommodation

The premises comprises a ground floor lock up shop which has the following approximate net internal area:

Description	sq ft	sq m
Ground - Sales	1,009	93.74
Total	1,009	93.74

Terms

The premises are available on a new effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

Rent

£35,000 per annum exclusive.

Service Charge & Insurance

£5,224

Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

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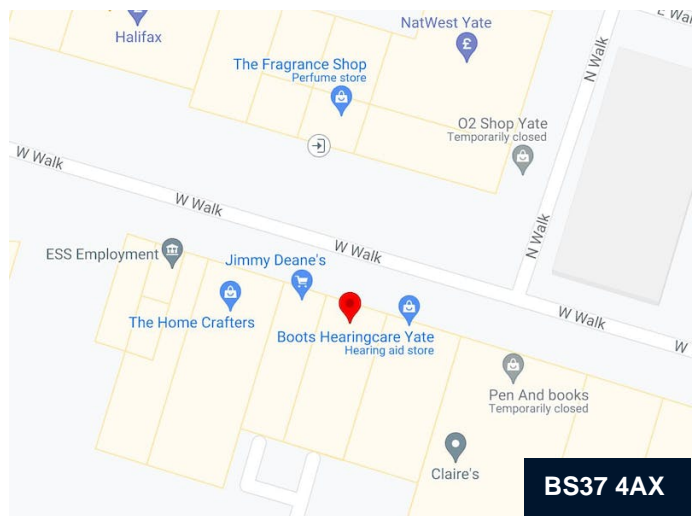
Viewings

Strictly by prior arrangement with the appointed sole letting agent, Savills.

Business Rates

Rates payable: £10,728.50 per annum
(based upon Rateable Value: £21,500)

A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.



Contact

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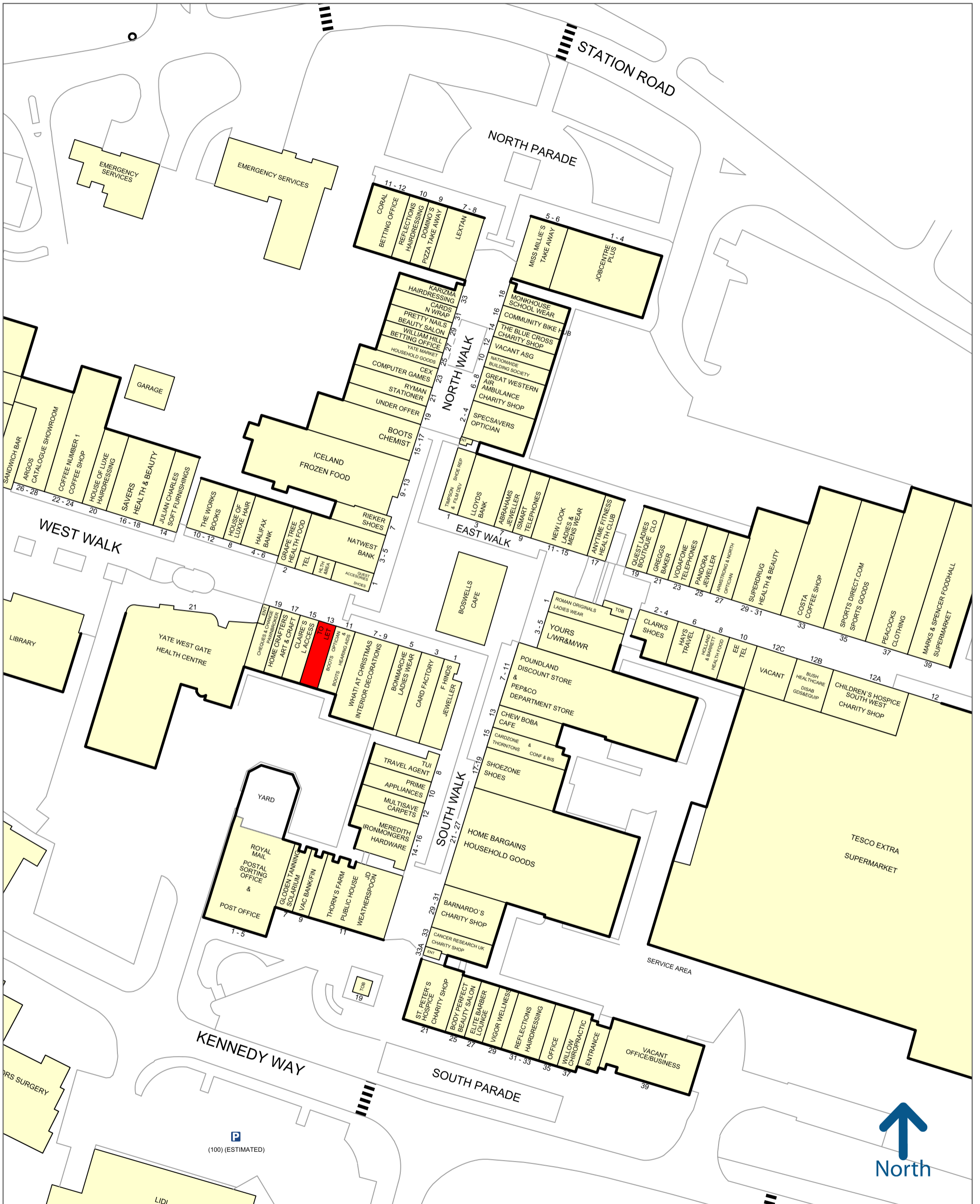
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50 metres

Experian Goad Plan Created: 15/01/2025

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