

12 NORTH WALK

Yate Shopping Centre, Yate, BS37 4AP



- 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, Puregym, and The Entertainer.

Location

The unit is situated between Nationwide Building Society and The Blue Cross. Retailers in close proximity include Specsavers, Ryman, Boots, and Iceland.

Accommodation

The accommodation comprises the following approximate net internal areas:

Description	sq ft	sq m
Ground Floor - Sales	808	75.07
First Floor - Ancillary	248	23.04
Total	1,056	98.11

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

£24,000 pax

Service Charge

£6,227 pa

Costs

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

EPC

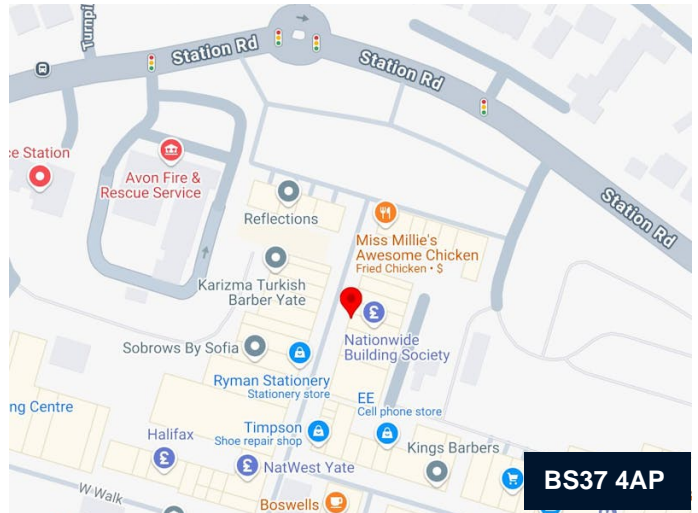
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Viewings

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

Business Rates

Rates payable: £7,734.50 per annum
(based upon Rateable Value: £15,500)



Contact

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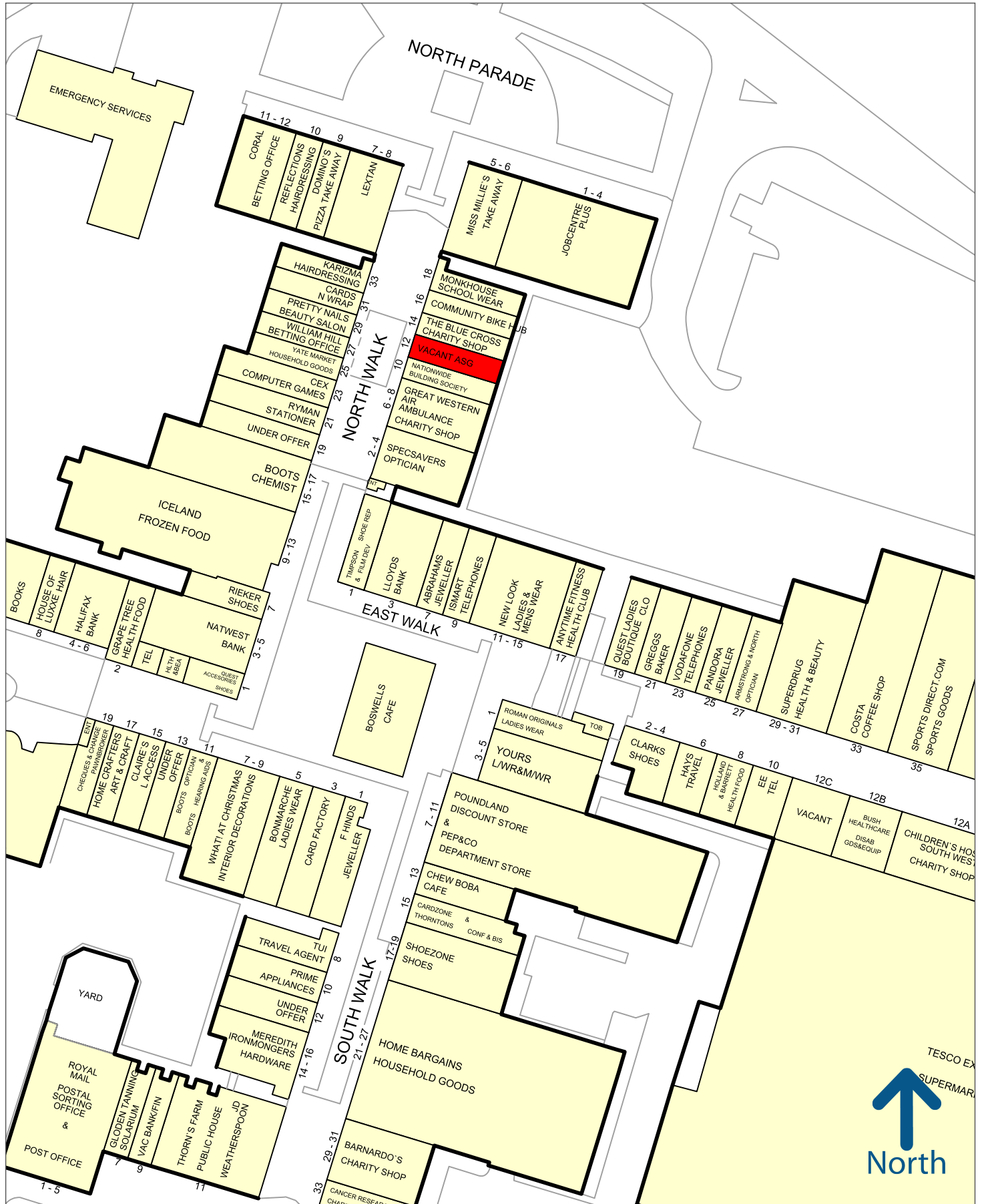
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