

7 South Parade

YATE SHOPPING CENTRE BS37 4AX

Retail Unit To Let - Subject to Vacant Possession



savills

KEY HIGHLIGHTS

- 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 and more developments in the pipeline for South Gloucestershire.
- Yate Shopping Centre comprises 548,000 sq ft of retail and leisure space and is served by 1,400 free car parking spaces.
- Strong occupancy rates with over 100 Town Centre retail units and only three vacancies.
- The scheme sees an annual footfall of approximately 10 million visitors.
- Existing retailers within Yate Shopping Centre and Yate Riverside include Tesco Extra, TK Maxx, Next, M&S, Boots, Costa, Loungers, Pandora, PureGym and The Entertainer.

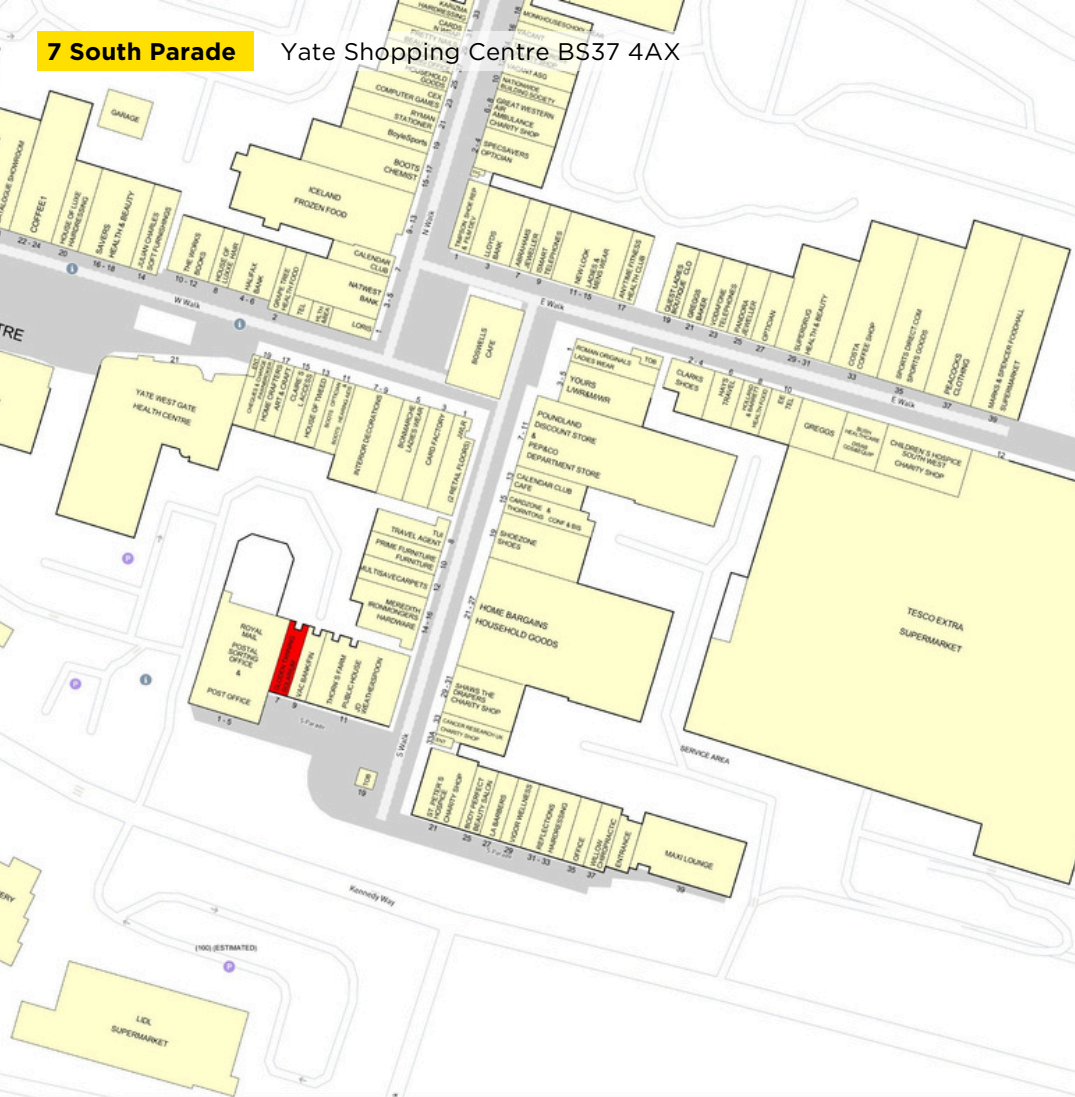


Description

Ground floor lock-up with the potential to offer ground floor of c.582 sq ft subject to Vacant Possession. Further details are available upon request. The unit sits between the Post Office and Wetherspoons on South Parade.

Accommodation

Description	Sq Ft	Sq M
Ground - Sales	785	72.9
Total	785	72.9



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Designed and produced by Savills Marketing: 020 7499 8644 | 10.12.2025

TERMS

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£22,500 per annum

SERVICE CHARGE & INSURANCE

Service Charge : £4,964 per annum

Insurance : £316 per annum

BUSINESS RATES

Rates payable : £6,112.75 per annum
(based upon Rateable Value of £12,250)

Interested parties are to confirm their likely liability with the Local Rating Authority.

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 Savills contacts.

CONTACT

For further information please contact:

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