

# 29 South Parade

YATE SHOPPING CENTRE BS37 4AX

Ground Floor Lock-up 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 in excess of 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

The unit sits on South Parade between Elite Barber Lounge and Reflections Hair Salon. It is a south facing unit in close proximity to the recently opened leisure anchor, Maxi Lounge.

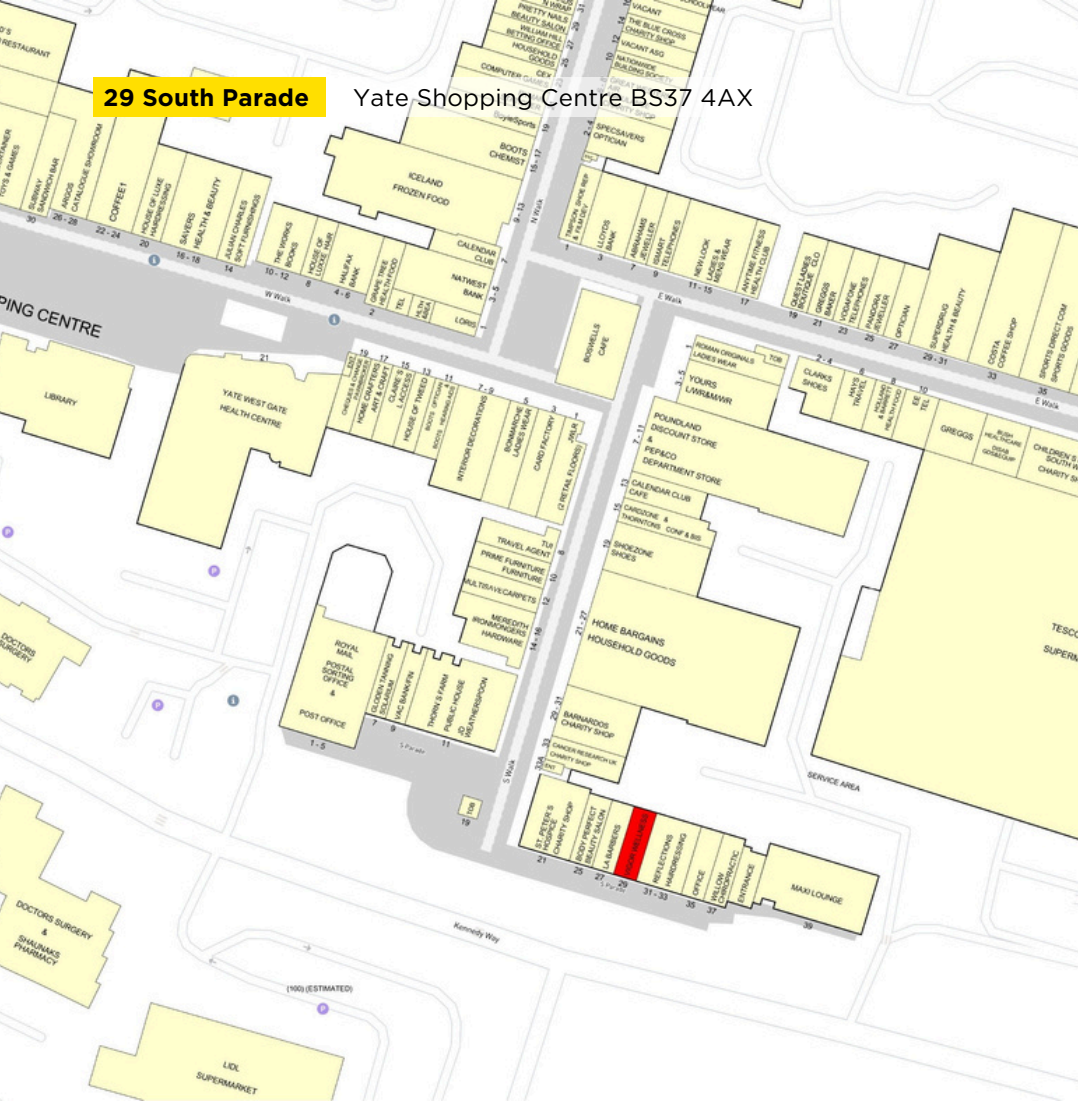
The unit is ready for an occupier's fit-out.

### Accommodation

| Description    | Sq Ft | Sq M |
|----------------|-------|------|
| Ground - Sales | 922   | 85.6 |
| Total          | 922   | 85.6 |

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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 : £5,827 per annum

Insurance : £371 per annum

## BUSINESS RATES

Rates payable : £6,487 per annum  
(based upon Rateable Value of £13,000)

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

C (57)

## VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

## CONTACT

For further information please contact:

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