

# 7-9 West Walk

YATE SHOPPING CENTRE BS37 4AX

Prime Retail Unit To Let



## 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

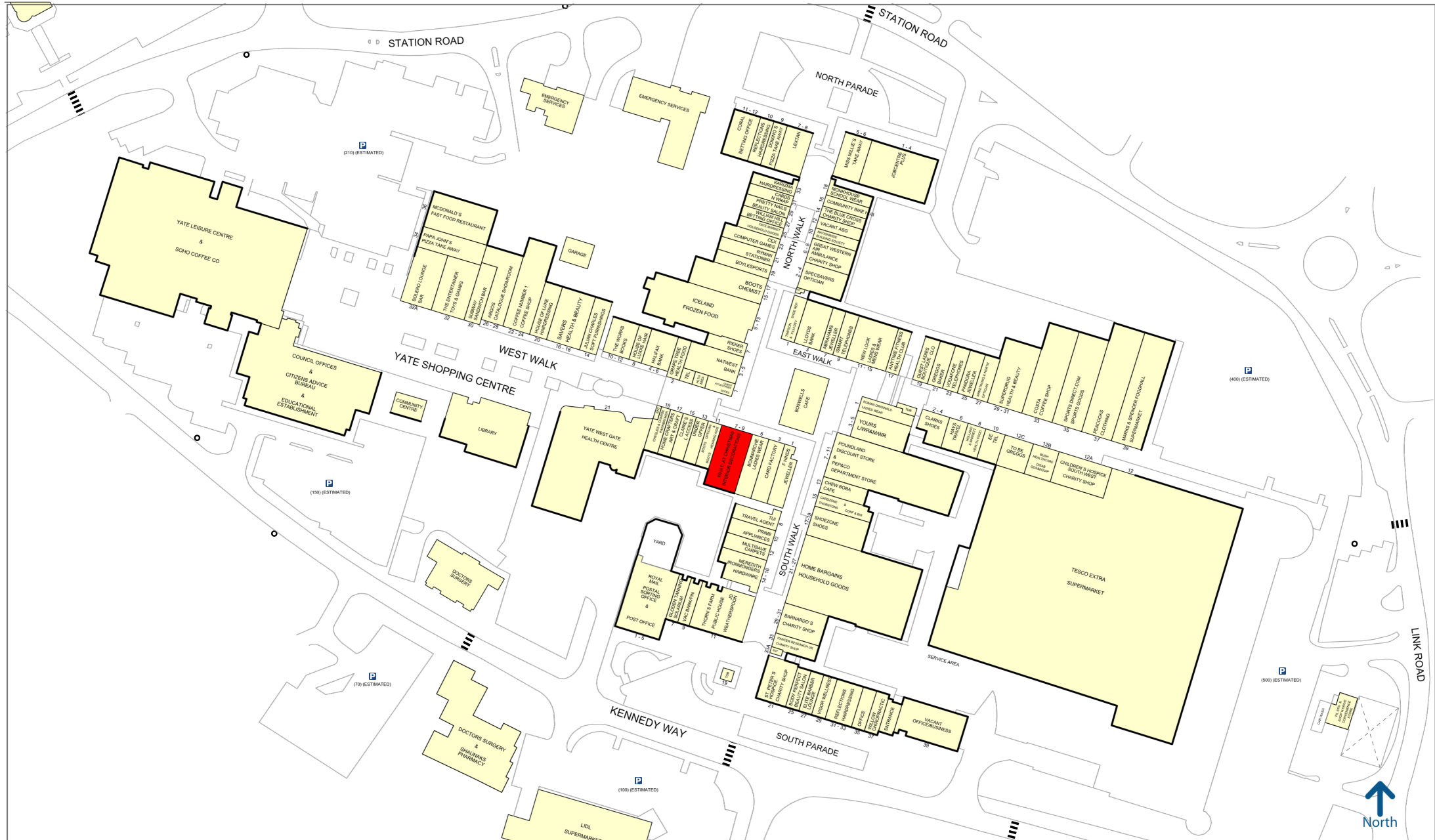
The unit is situated between Bonmarche and Boots Opticians, neighbouring retailers include Card Factory, Boswells, Claire's Accessories, Iceland, Home Bargains and F Hinds.

The premises are capable of division and to be let as a Ground Floor lock up. There may also be an opportunity to create a unit offering 5,000 sq ft of sales. Further details are available upon request.

### Accommodation

Description	Sq Ft	Sq M
Ground - Sales	3,229	299.98
First - Ancillary	3,061	284.38
Second - Ancillary	765	71.07





50 metres

Experian Goad Plan Created: 04/02/2025  
Created By: Savills

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## TERMS

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

## RENT

On application.

## SERVICE CHARGE & INSURANCE

Service Charge : £34,391 per annum

Insurance : £3,023 per annum

## BUSINESS RATES

Rates payable : £39,585 per annum  
(based upon Rateable Value of £72,500)

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

D(82)

## VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

## CONTACT

For further information please contact:

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