

SHOP TO LET

Prime Unit To Let

Yate

7-9 West Walk



Location

Yate is a busy satellite town located approximately 11 miles north east of Bristol. The town is continuing to expand with up to 2,500 new homes being developed over the next few years. It serves as a major centre for South Gloucestershire and surrounding areas. 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, The Entertainer, Loungers, Cineworld, Home Bargains, Boswells, Anytime Fitness, New Look** and **Pandora**.

Accommodation

The premises are arranged over the ground floor and provide the following approximate net internal floor areas:

Ground Floor Retail	302.6 sq m	3,258 sq ft
First/Second Floor Ancillary	365.6 sq m	3,936 sq ft

There may be an opportunity to create a unit offering 5,000 sq ft sales. Further details available upon request.

Rent

On Application

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk

savills



Rates

Rateable Value 2017 £144,000
 UBR 2021/22 51.2 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed, subject to upward only rent reviews in each fifth year of the term

Service Charge £24,957 (2021/22)

EPC
 D (82)

Legal Costs

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

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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