

# SHOP TO LET

## Yate

29 South Parade



### 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**.

The unit is located on South Parade which is predominantly occupied by local health and beauty operators such as **Willow Chiropractic, Reflections, Body Perfect** and **L.A. Barbers**. Other nearby occupiers include **JD Wetherspoon, Home Bargains** and **The Post Office**.

### Accommodation

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

Ground Floor Sales:                      83.98 sq m              904 sq ft

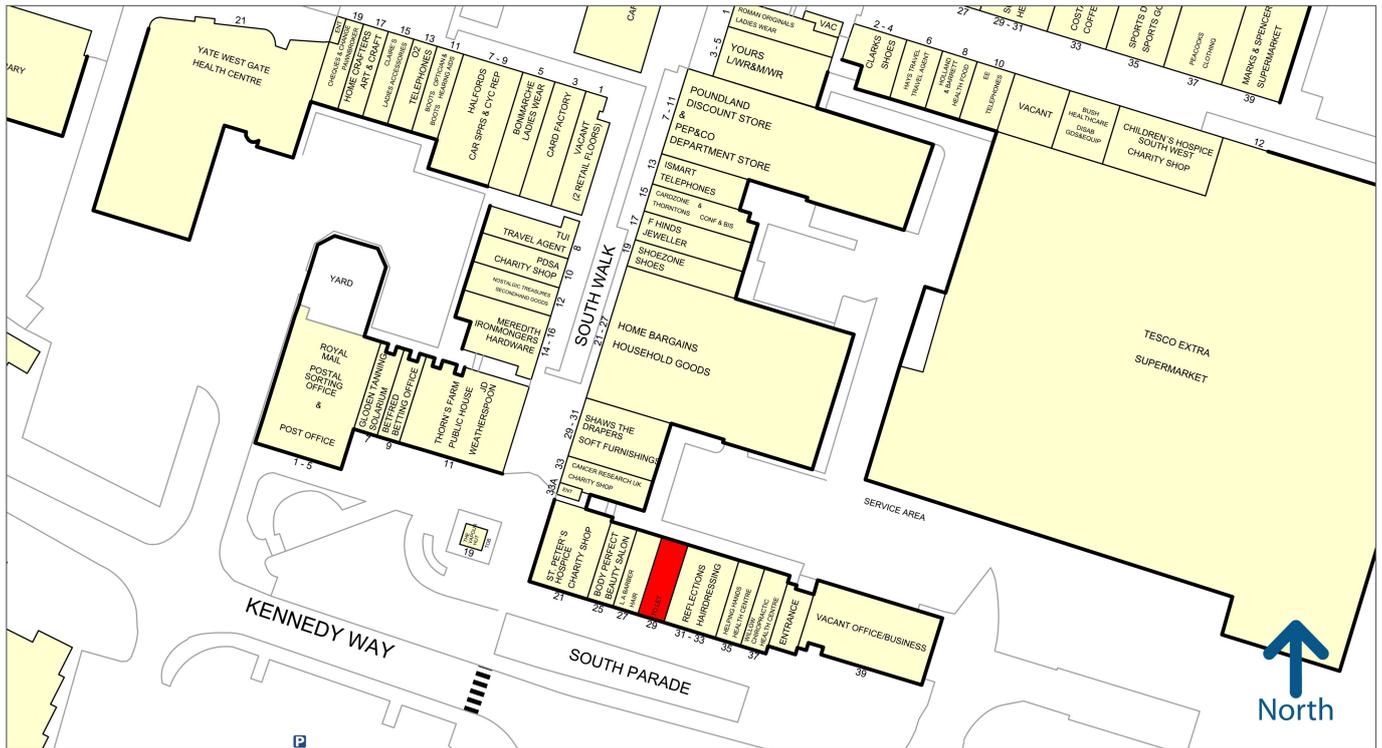
**Rent**    **£20,000 per annum exclusive**

### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)





## Rates

Rateable Value 2017	£16,500
UBR 2020/21	49.9 p/£

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

**Service Charge** £4,336 (2020/21)

## 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:

## 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

## EPC

C (57)

## CONTACT

**Alex Kalebic**  
 akalebic@savills.com  
 0117 910 2217

**Peter Clayton**  
 pclayton@savills.com  
 0117 910 2205

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

