

YATE SHOPPING CENTRE

29 South Parade, Yate, BS37 4BB



- Yate is an expanding Satellite town 11 miles north east of Bristol. It serves as a major centre for South Gloucestershire.
- The town is seeing rapid population growth with up to 2,400 new homes expected to be completed by 2026.
- 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 include Tesco Extra, TK Maxx, Next, M&S, Boots, Costa, JD Wetherspoons, Anytime Fitness, and the Entertainer.

Location

The premises comprise a ground floor lock up shop. The unit is adjacent to Reflections Hair Dressing and LA Barbers, with other neighbouring retailers including JD Wetherspoons and Home Bargains.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	907	84.26
Total	907	84.26

Terms

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

Service Charge & Insurance 2022

Service Charge: £5,211

Insurance: £320

Costs

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

Viewings

Strictly by prior arrangement with the appointed Savills contacts.

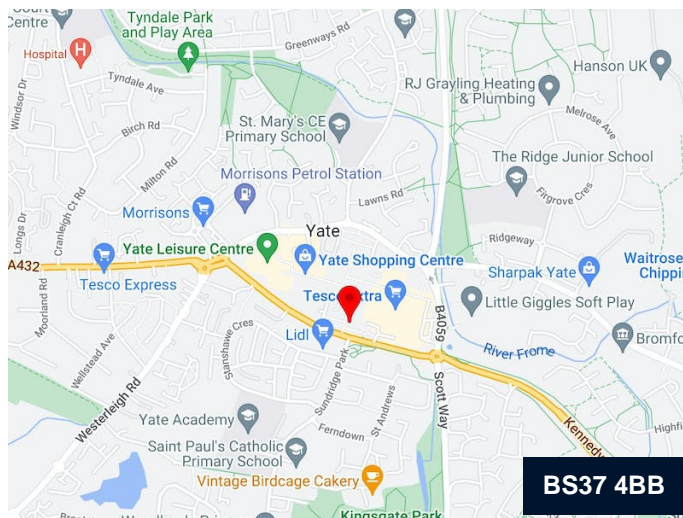
Business Rates

Rates payable: £6,487 per annum

(based upon Rateable Value: £13,000)

A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme.

Interested parties should contact the local rating authority to confirm their likely liability.



Contact

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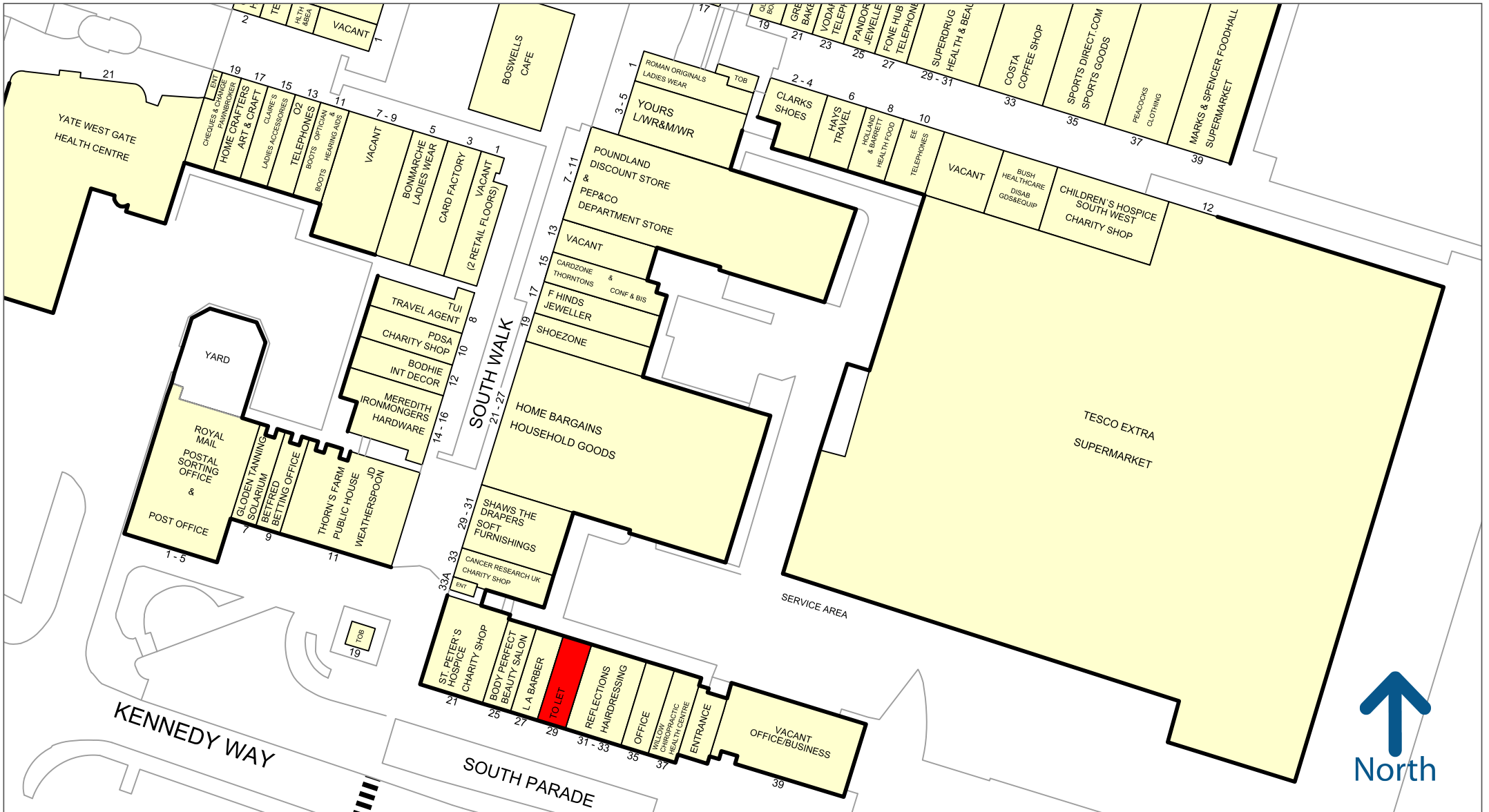
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50 metres

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