

 ANYTIME FITNESS

PEACOCKS



# YATE SHOPPING CENTRE

YATE, BS37 4AP



**YATE SHOPPING CENTRE**  
YATE, BS37 4AP

Yate Shopping Centre is an outdoor Mall with over 100 retailers that range from high street names such as Tesco, Argos, Boots, NewLook, The Entertainer, TK Maxx and M&S Simply Food to locally renowned independent stores based in the west country.

Since opening its doors in the mid-1960's, Yate Shopping centre has benefited from various extensions including the development of EastWalk which opened in spring 2013 and most recently the development of the leisure quarter "Yate Riverside" which opened in December 2016.

Yate Riverside saw the construction of a 6 screen Cineworld and a number of restaurant chains such as Nando's and Frankie and Benny's. The centre has 4 car parks with space for 1,400 cars and allows free parking for up to 4 hours.

Yate is located in South Gloucestershire, 11 miles north-east of Bristol city centre. The scheme benefits from excellent road connections including the M4 which serves the town from junctions 18 and 19. It has a mainline train station that has direct links into Bristol Parkway. Aside from Chipping Sodbury to the east the town is surrounded by countryside and situated in the Cotswolds.


Prior to WW2, it had a thriving aircraft manufacturing industry which continued until its destruction in 1941. Post-war the area was known for making domestic goods in particular washing machines and currently, the multi-national brand Indesit has a manufacturing plant on the edge of the town centre which produces Whirlpool and Hotpoint appliances.



**PURCHASE RATE %**  
**82%**




**% CUSTOMERS TRAVEL < 20 MINS**  
**85%**




**FOOTFALL**  
**11.8 million**



**AVERAGE DWELL TIME**  
**60 mins**



**TOTAL FLOOR AREA**  
**548,435 sq ft**






NUMBER OF TENANTS  
**117**




% CUSTOMERS TRAVEL  
< 10 MINS  
**57%**




AVERAGE RETAIL  
SPEND (£)  
**19.57**





PRODUCT GROUPS  
BROUGHT FROM  
**36% bought  
food and  
drink**

AVERAGE GROCERY  
SPEND (£)  
**25.23**




TRAVEL METHOD  
**65% travel by  
car**





% CUSTOMERS VISIT  
ONCE A WEEK  
**85%**



AVERAGE CATERING  
SPEND (£)  
**7.22**



AVERAGE TOTAL SPEND  
(£)  
**27.21**



CAR PARKING SPACES  
**1463**




## UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 9 East Walk	981	1,286	P.O.A	£37,250	£18,588	£5,409
Unit 27 East Walk	1,123	1,123	P.O.A	£53,000	£27,136	£5,364
Unit 1 West Walk	1,596	1,596	P.O.A	£69,500	£35,584	£7,623
Unit 15 West Walk	996	996	P.O.A	£44,000	£21,956	£4,754
Unit 17 West Walk	1,005	1,005	P.O.A	£45,750	£46,033	£4,799
Unit 30 West Walk	920	920	P.O.A	£39,000	£19,461	£4,140
Unit 1 North Walk	574	574	P.O.A	£28,500	£14,222	£2,744
Unit 10 South Walk	1,124	1,124	P.O.A	£37,750	£18,837	£5,364
Unit 6 & 8 North Walk	1,891	2,702	P.O.A	£54,500	£27,904	£10,965
Unit 7 North Walk	916	916	P.O.A	£46,250	£23,079	£4,371
Unit 12 South Walk	1,111	1,111	P.O.A	£38,750	£19,336	£5,307

\*RATEABLE VALUE

\*\*ANNUAL RATES PAYABLE

\*\*\*ANNUAL SERVICE CHARGE



Peter Clayton  
0117 910 2205  
pclayton@savills.com



Simon Anderson  
020 7907 9356  
sa@ellandi.com

[WWW.YATESHOPPINGCENTRE.CO.UK](http://WWW.YATESHOPPINGCENTRE.CO.UK)

Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessees should satisfy themselves as to the correctness. Neither the agents or the vendors or the lessees are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are concluded through this office.



YATE SHOPPING CENTRE

YATE, BS37 4AP



## UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 13 South Walk	1,129	1,129	P.O.A	£42,500	£21,208	£5,398
Unit 39 Sth Par-Grd & 1st	6,402	6,402	P.O.A	£64,500	£33,024	£3,562
Unit 18 North Walk	867	1,156	P.O.A	£23,250	£11,602	£4,833
Unit 25 North Walk	816	1,109	P.O.A	£27,250	£13,598	£4,596

\*RATEABLE VALUE

\*\*ANNUAL RATES PAYABLE

\*\*\*ANNUAL SERVICE CHARGE



Peter Clayton

0117 910 2205

pclayton@savills.com



Simon Anderson

020 7907 9356

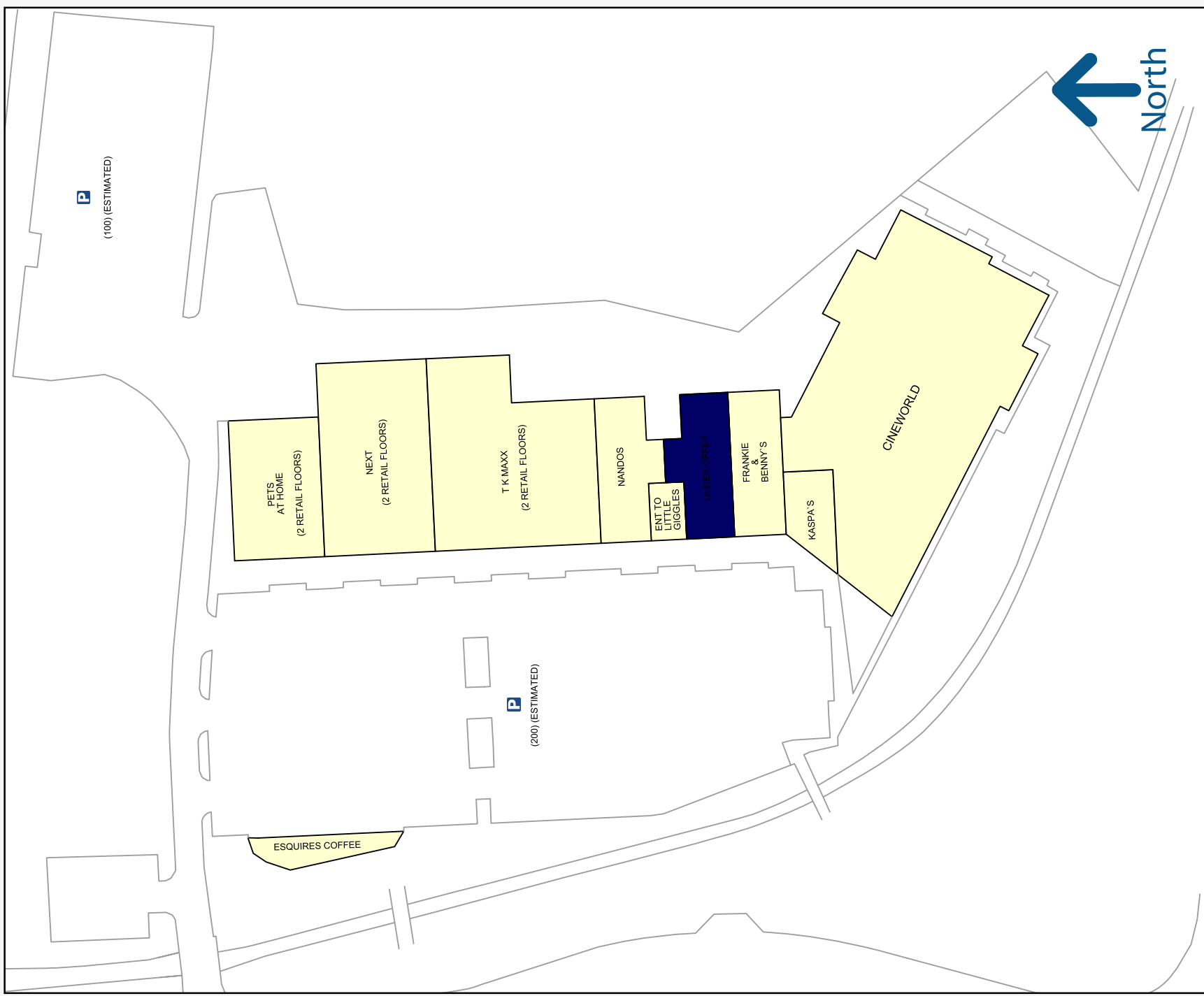
sa@ellandi.com

[WWW.YATESHOPPINGCENTRE.CO.UK](http://WWW.YATESHOPPINGCENTRE.CO.UK)

Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessees should satisfy themselves as to the correctness. Neither the agents or the vendors or the lessees are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are concluded through this office.



Experian Goad Plan Created: 03/03/2020  
 Created By: Savills



50 metres

Experian Goad Plan Created: 09/09/2019  
Created By: Savills



Copyright and confidentiality Experian, 2019. © Crown  
copyright and database rights 2019. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

## CENTRE CATCHMENT DETAILS

**Yate**  
 National Rank **578 / 4,580**

Region **South West**  
 Region Rank **55 / 452**

Centre Type **Town Centre/High St.** Stores **96**  
 Centre Type Rank **360 / 3,290**

**SPEND POTENTIAL**

TOTAL	RESIDENTIAL	TOURIST	WORKER	ONLINE LEAKAGE
£61m	£58m	£0m	£2m	£21m

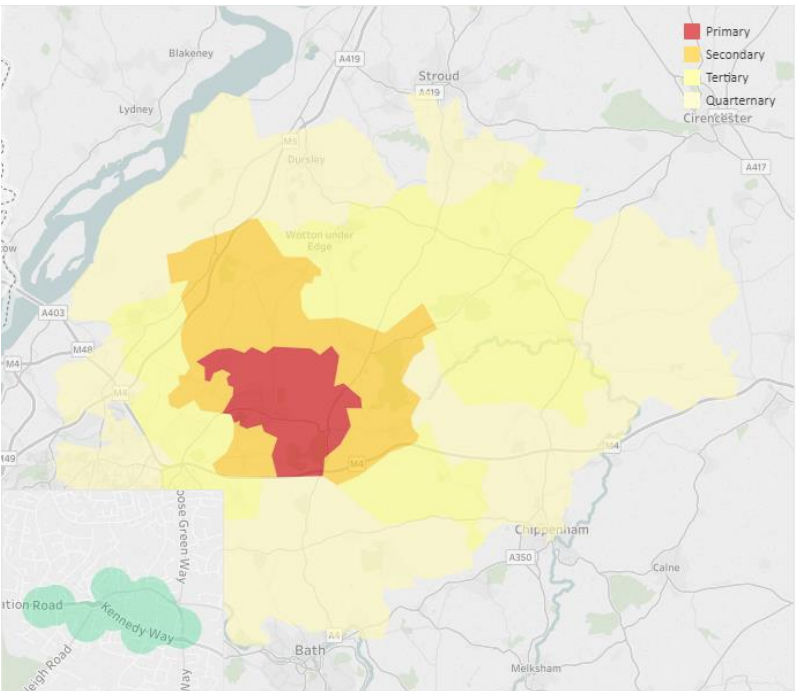
### Ranking Comparison

Rank	Centre Name	Spend Potential
53	Kingsteignton - Newton Road ..	£62m
54	Trowbridge - Bradley Road	£62m
55	Yate	£61m
56	Warminster	£59m
57	Chippenham - Bath Road	£57m
58	Yeovil - Babylon Retail Park	£57m
59	Bristol - Park Street	£56m
60	Bournemouth - Ringwood Roa..	£56m

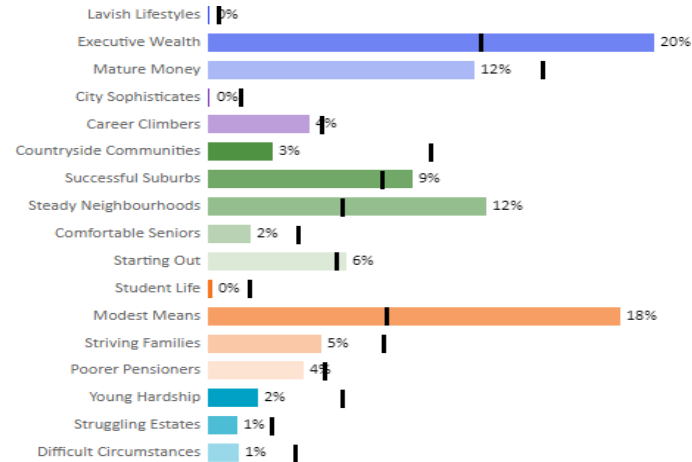
### Icon Key

- National Benchmark
- Clothing & Footwear
- Catering
- Convenience Goods
- Durable Goods
- House & Home
- Leisure Goods
- Personal Care
- Personal Goods

### Retail Catchment



### Acorn Profile



Catchment	Population
Primary	32,405
Secondary	18,943

### Retail Mix

