

YATE SHOPPING CENTRE

19 North Walk, Yate, BS37 4AP



- 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.
- 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, JD Wetherspoons, Anytime Fitness, and The Entertainer.

Location

The available unit is situated between Boots and Ryman; other national brands in the immediate vicinity include Iceland, CEX and Specsavers.

Accommodation

The premises are arranged to offer retail space at ground floor with ancillary and staff accommodation at first and comprise the following net internal areas:

Description	sq ft	sq m
Ground	1,041	96.71
First	978	90.86
Total	2,019	187.57

Terms

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

Rent

£29,500 per annum exclusive.

Service Charge & Insurance

Service Charge: £10,421

Insurance: £817

Costs

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

EPC

C (75)

Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.

Business Rates

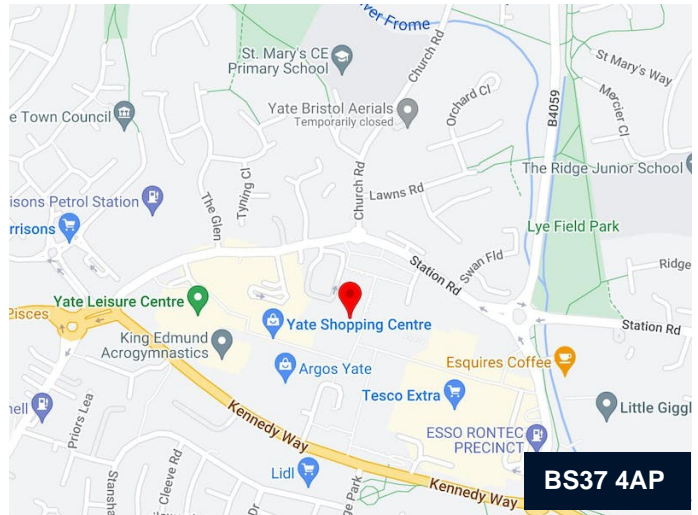
Rates payable: £11,227.50 per annum

(based upon Rateable Value: £22,500)

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

Peter Clayton

0117 910 2205

+44 (0) 7771 954 096

pclayton@savills.com

Sebastian Collins

01179 102 209

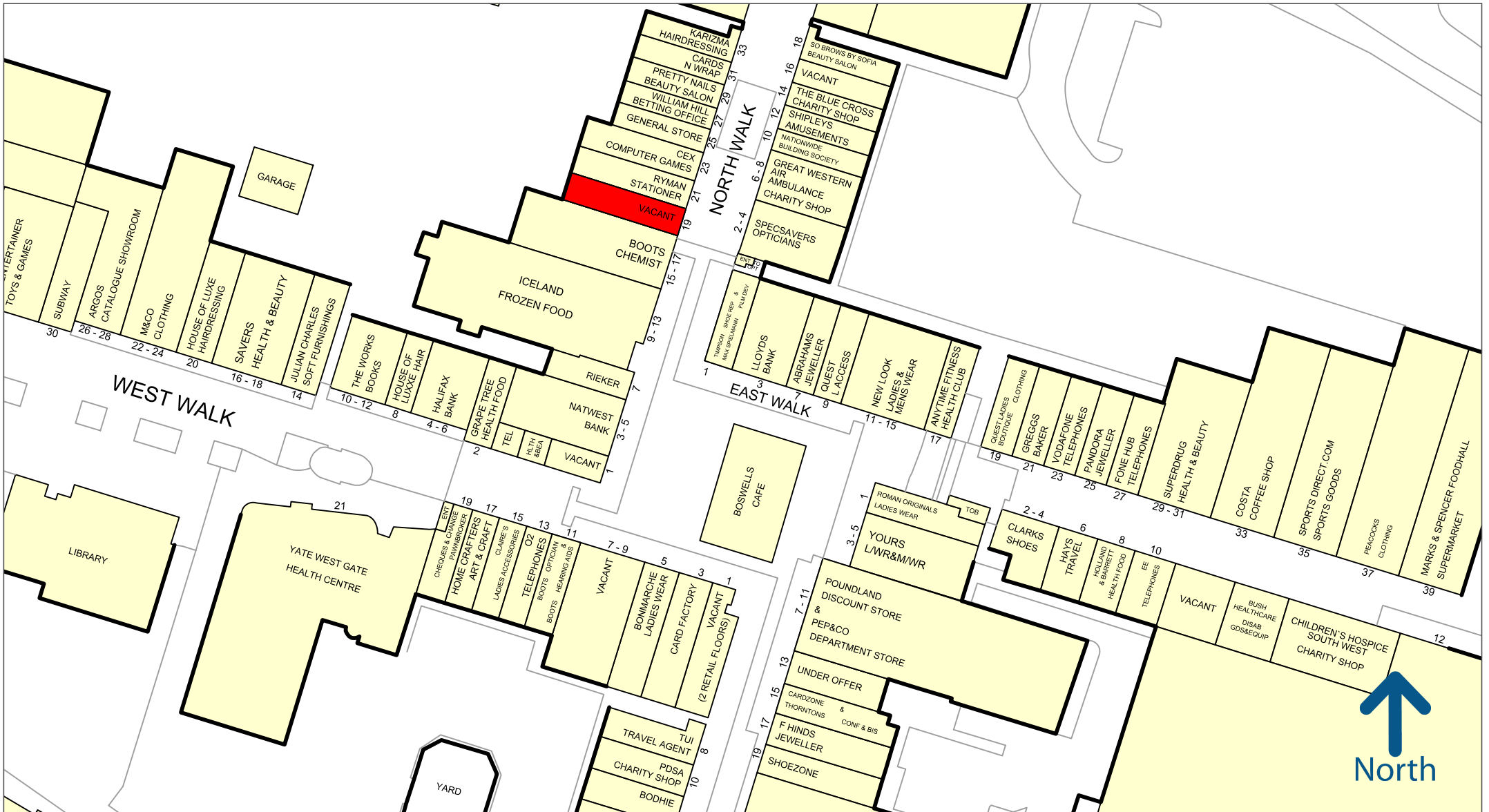
07800 912 541

sebastian.collins@savills.com

IMPORTANT NOTICE

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. Generated by AgentsInsight / Generated on 11/12/2023

savills



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 07/03/2023

Created By: Savills

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011