

TO LET - RETAIL - SHOPPING CENTRE

SUBJECT TO VACANT POSSESSION

YATE SHOPPING CENTRE

22-24 West Walk, Yate, BS37 4AX



- 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 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 and Yate Riverside include Tesco Extra, TK Maxx, Next, M&S, Boots, Costa, Loungers, JD Wetherspoons, Anytime Fitness, and The Entertainer.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



Location

The available unit is situated between Argos and House of Luxe Hairdressing on West Walk; other national brands in the immediate vicinity include Loungers, Subway, The Entertainer, McDonald's, Papa Johns and Savers Health & Beauty.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,182	388.52
Ancillary	2,214	205.69
Total	6,396	594.21

Terms

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

Service Charge & Insurance

Service Charge: £28,483

Insurance: £2,213

Costs

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

EPC

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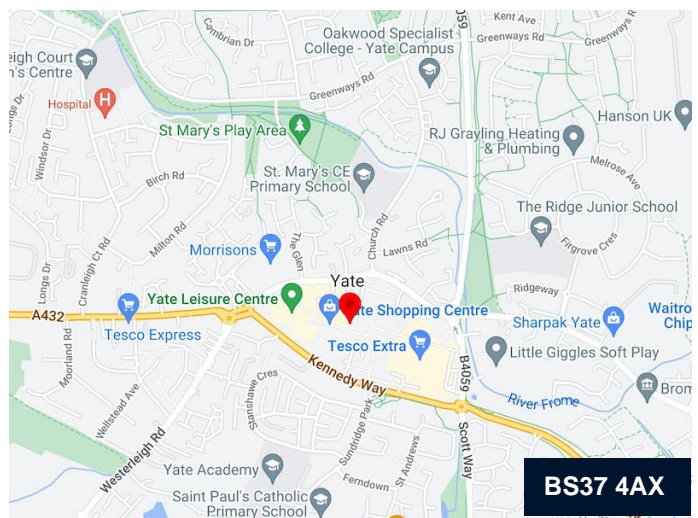
Viewings

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

Business Rates

Rates payable: £31,232 per annum

(based upon Rateable Value: £61,000)



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