

UNIT C, 32-34 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 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, Loungers, New Look, Home Bargains, Anytime Fitness, and The Entertainer.
- Subject to vacant possession.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales	1,250	116.13
Total	1,250	116.13

Location

The unit is situated in front of a 210 space car park, adjacent to Loungers and a strong performing McDonalds. Yate Leisure Centre and Civic Centre are both in close proximity.

Terms

The premises are available on a new effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

Service Charge & Insurance

£7,906 per annum.

Costs

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

EPC

C (54)

Viewings

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

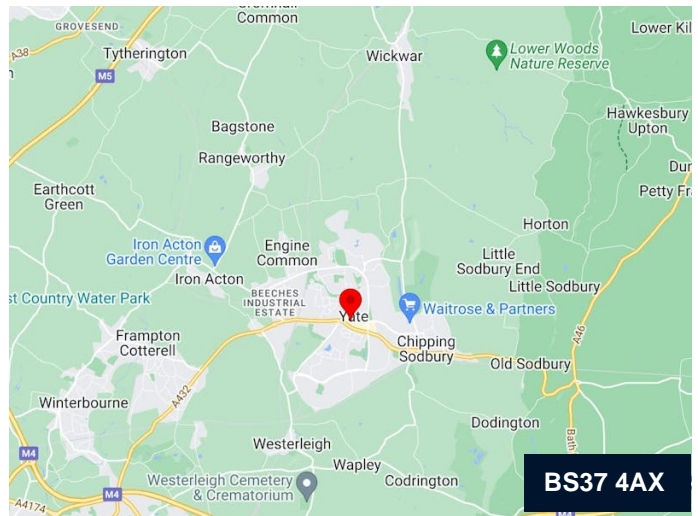
Business Rates

Rates payable: £9,231.50 per annum

(based upon Rateable Value: £18,500)

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 18/06/2024

savills



50 metres

Experian Goad Plan Created: 13/06/2024

Created By: Savills

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

