

TO LET - SHOPPING CENTRE

PRIME CORNER UNIT

YATE SHOPPING CENTRE

1 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 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



Description

The premises comprise a ground floor lock-up shop.

Location

The available unit is adjacent to NatWest and sits on a prominent position on Four Seasons Square; other national brands in the immediate vicinity include Boots, Card Factory, Claire's Accessories, Boswells Cafe, O2, Rieker Shoes, Bonmarche, Poundland and New Look.

Accommodation

Name	sq ft	sq m
Ground - Sales	637	59.18
Total	637	59.18

Terms

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

Rent

£29,500 pax

Service Charge & Insurance

£3,801

EPC

C (63)

Costs

Each party is responsible for their own legal and other professional costs incurred in the transaction.

Viewings

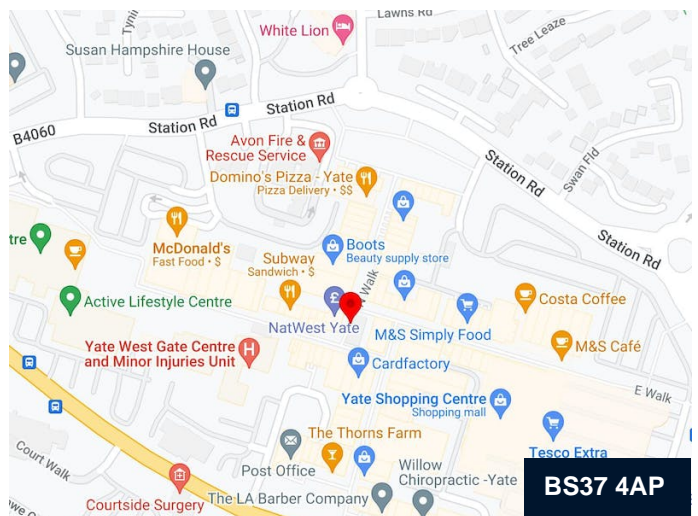
Strictly by prior appointment with the appointed Savills agents.

Business Rates

Rates payable: £7,734.50 per annum
(based upon Rateable Value: £15,500)

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

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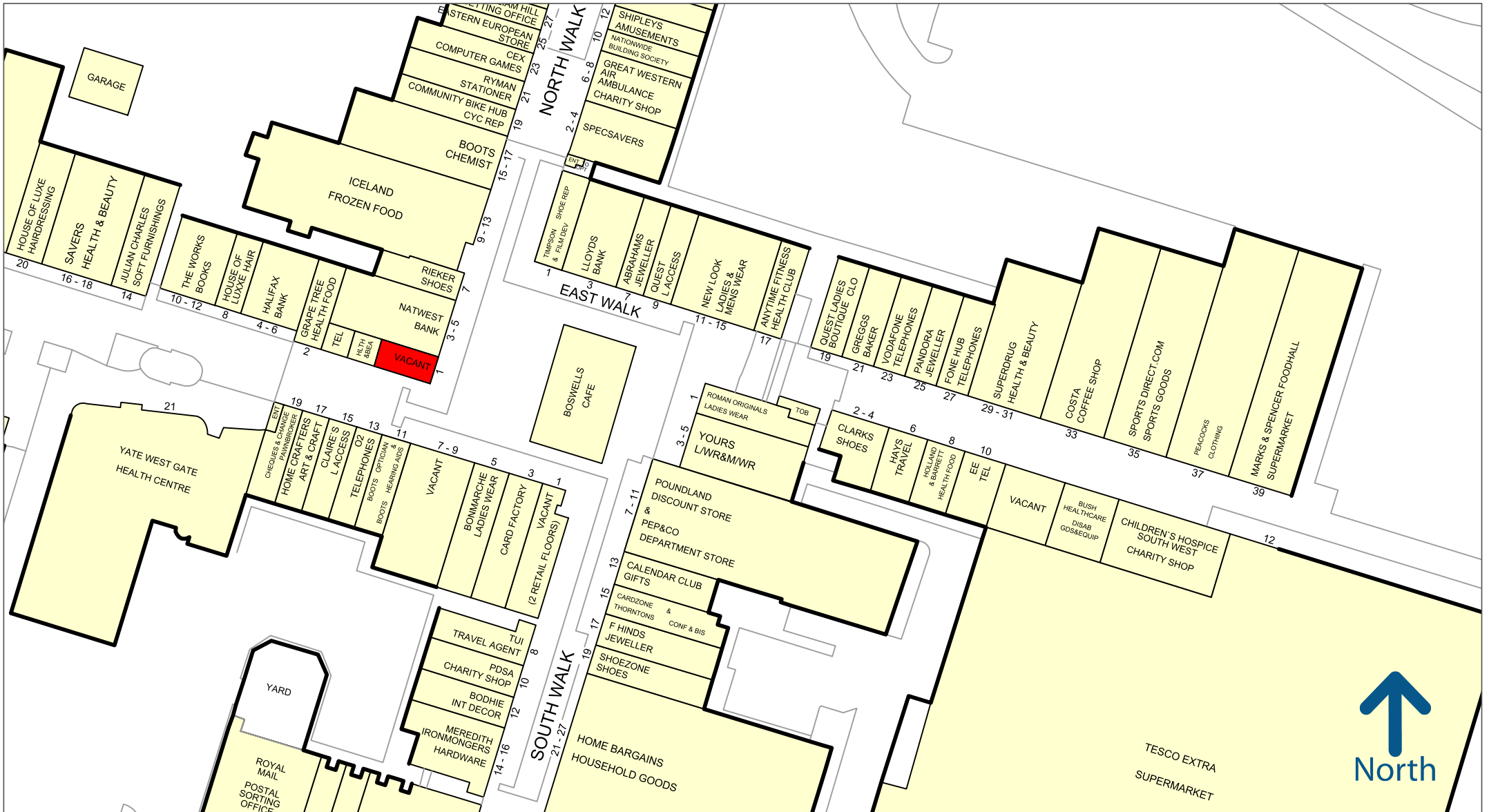
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50 metres

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