

SHOP TO LET

Yate

7 North Walk



Location

Yate is a busy satellite town located approximately 11 miles north east of Bristol. The town is continuing to expand with up to 2,500 new homes being developed over the next few years. It serves as a major centre for South Gloucestershire and surrounding areas. 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, The Entertainer, Loungers, Cineworld, Home Bargains, Boswells, Anytime Fitness, New Look** and **Pandora**.

Accommodation

The premises comprise a ground floor lock-up shop and provide the following approximate floor areas:

Ground Floor Sales: 85.1 sq m 916 sq ft

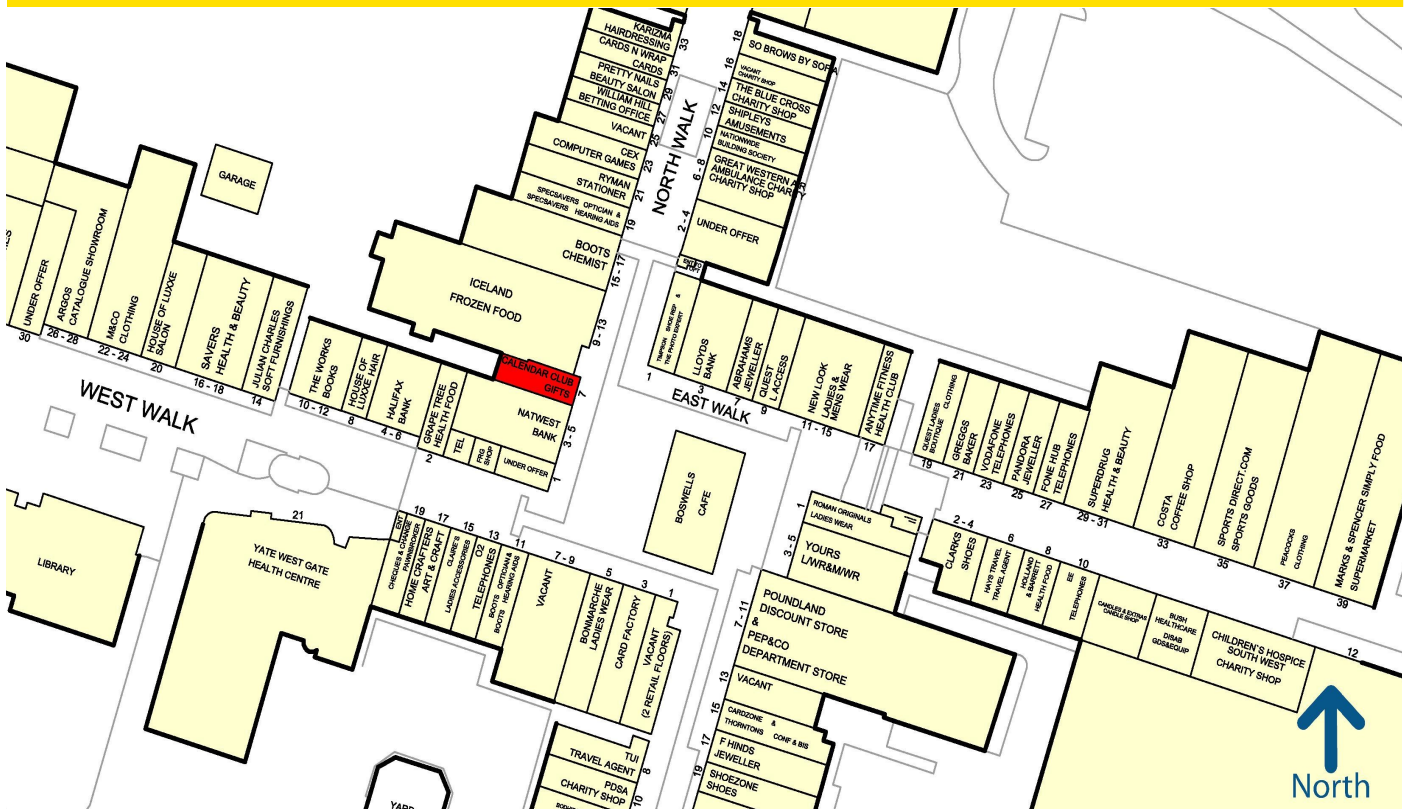
Rent **£30,000 per annum exclusive**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk





Rates

Rateable Value 2017	£46,250
UBR 2021/22	49.9 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Service Charge £4,371 (2021/22)

Legal Costs

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

Viewing & Further Information:

Strictly by prior arrangement only with:

Tenure

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

EPC

B(47)

CONTACT

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