

3-5 North Walk

YATE SHOPPING CENTRE BS37 4AX

Prime Retail and F&B Unit To Let - Subject to Vacant Possession



savills

KEY HIGHLIGHTS

- 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 and more developments in the pipeline for South Gloucestershire.
- Yate Shopping Centre comprises 548,000 sq ft of retail and leisure space and is served by 1,400 free car parking spaces.
- Strong occupancy rates with over 100 Town Centre retail units and only three vacancies.
- The scheme sees an annual footfall of approximately 10 million visitors.
- Existing retailers within Yate Shopping Centre and Yate Riverside include Tesco Extra, TK Maxx, Next, M&S, Boots, Costa, Loungers, Pandora, PureGym and The Entertainer.



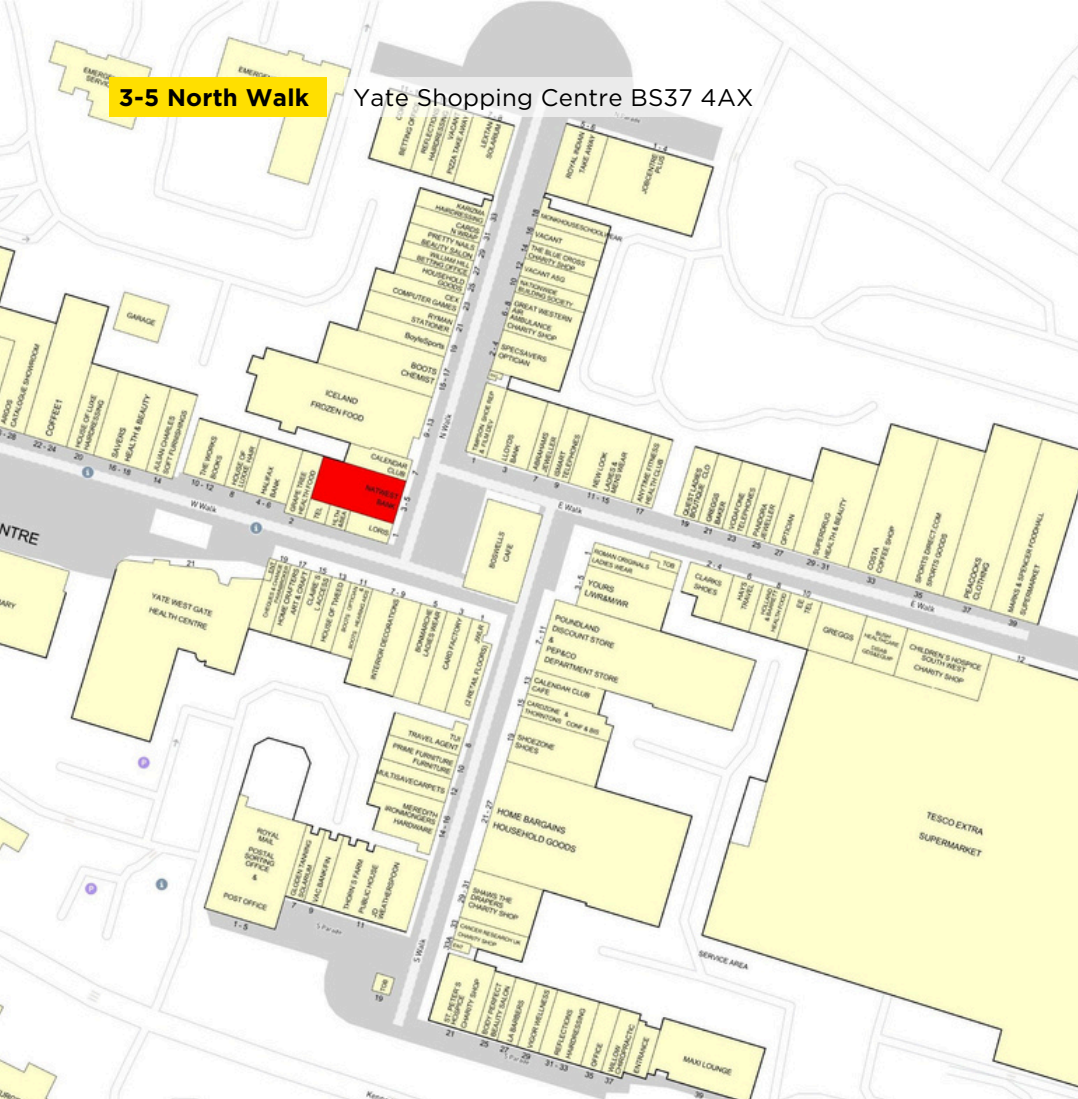
Description

The unit benefits from double frontage and is situated in prime pitch on the main square, which hosts year-round events. This space would be well suited for F&B operators with the potential for external seating.

Occupiers in close proximity include Boswells Cafe, Boots, Bonmarche, New Look, Loris Perfume and Card Factory.

Accommodation

Description	Sq Ft	Sq M
Ground - Sales	1,970	183
First - Ancillary	2,476	230
Total		



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TERMS

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

RENT

£70,000 per annum

SERVICE CHARGE & INSURANCE

Service Charge : £31,668 per annum

Insurance : £1,788 per annum

BUSINESS RATES

Rates payable : £32,190 per annum
(based upon Rateable Value of £58,000)

Interested parties are to confirm their likely liability with the Local Rating Authority.

COSTS

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

EPC

B (48)

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

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