

# RESTAURANT/ BAR/ RETAIL UNIT TO LET

Subject to Vacant Possession

## Yate

Unit R4 Riverside Leisure



### Location

Yate is a busy satellite town located approximately 11 miles north east of Bristol. The town, which has an existing urban population of circa 35,000 persons, 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 provides the principle town centre offer and comprises 548,000 sq ft of retail and leisure space, served by 1,500 free car parking spaces. The scheme sees an annual footfall of approximately 12 million visitors.

The unit is located in Yate Riverside, a 98,000 sq ft retail and leisure park which opened in 2015. Nearby retailers include **Pets at Home**, **TK Maxx**, **Next**, **Esquire's Coffee**, **Nandos**, **Kaspa's**, **Cineworld** and **Little Giggles Soft Play**.

### Accommodation

The unit provides a well-configured ground floor, offering the following approximate net internal floor areas:

Ground Floor Retail	353.9	sq m	3,809	sq ft
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An external seating provision is also available by way of a separate licence—details available upon request.

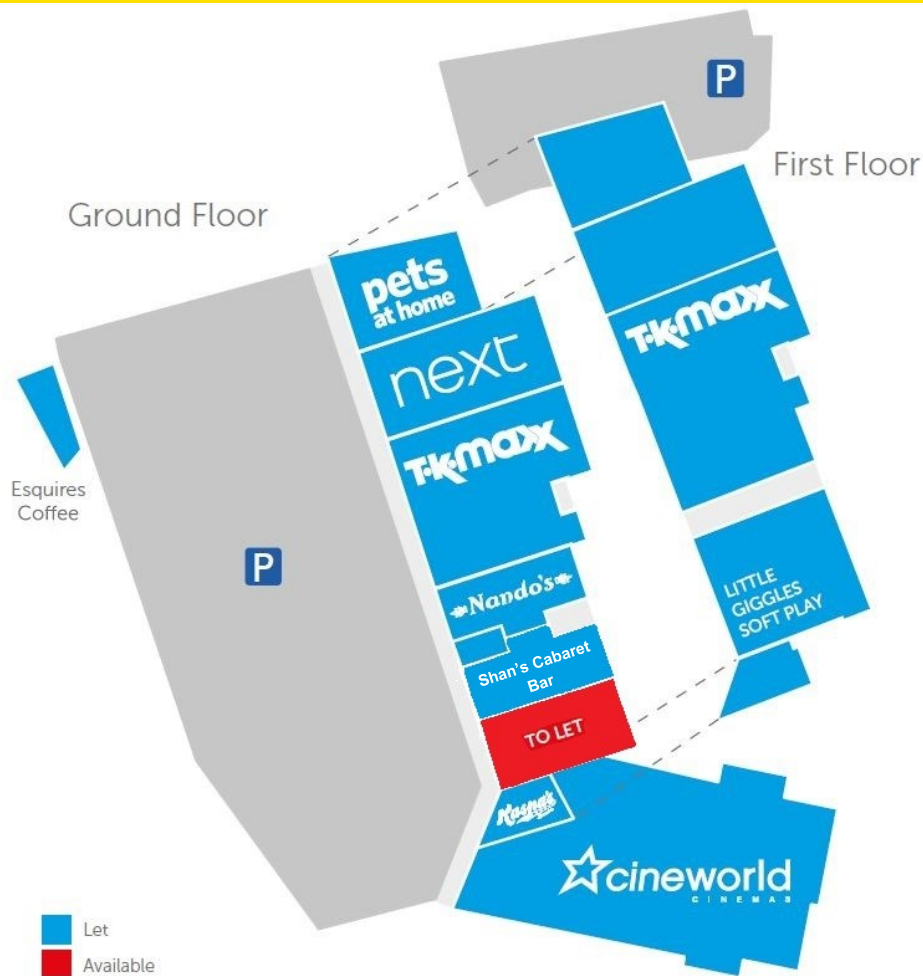
**Rent** £60,000 per annum exclusive

## SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)

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## Rates

Rateable Value 2017      £115,000

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

## Legal Costs

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

## Tenure

Available by way of a new effectively full repairing and insuring lease on terms to be agreed.

## Service Charge

£7,123 (2021/2022)

## EPC

B (42)

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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