

# SHOP TO LET

Available immediately

## Yate

30 West 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 are arranged over the ground floor and provide the following approximate net internal floor areas:

Ground Floor Retail	sq m	920	sq ft
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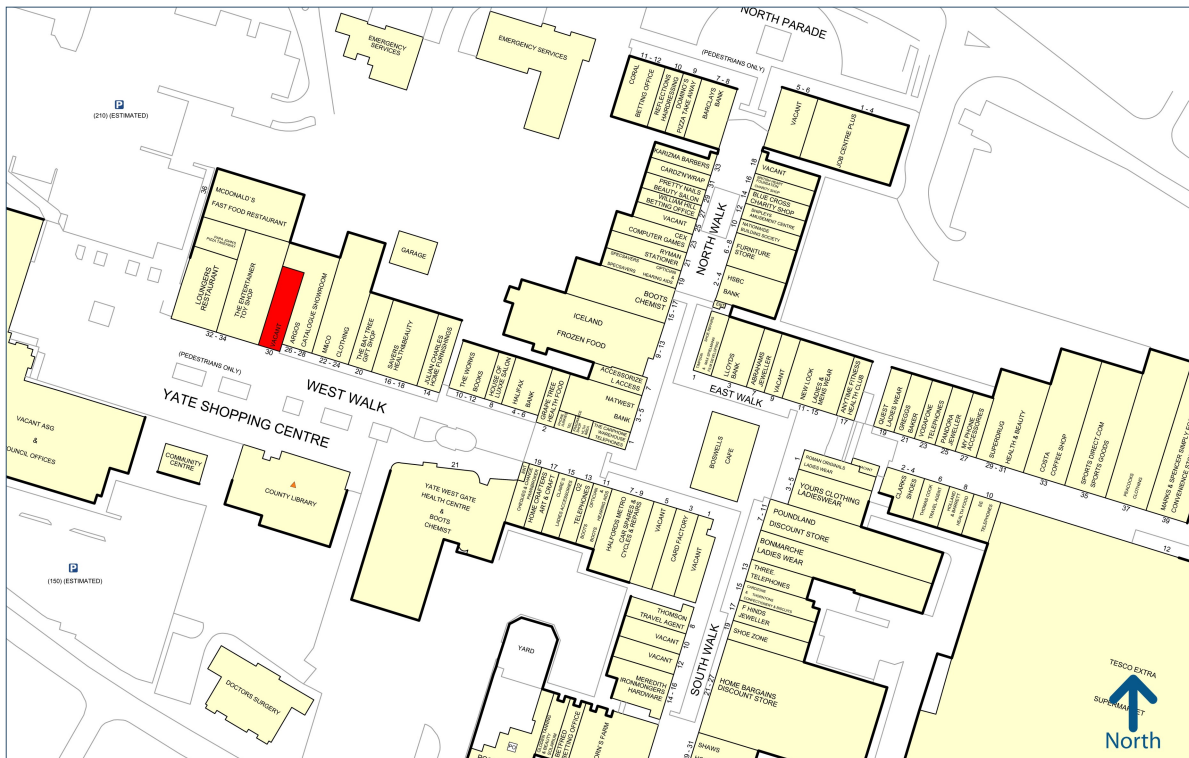
**Rent** £25,000 per annum exclusive

### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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

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## Rates

Rateable Value 2017	£39,000
UBR 2019/20	49.1p/£
Rates Payable	£19,149

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

**Service Charge** £4,093 (2019/20)

## 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:

## CONTACT

**Alex Kalebic**  
 akalebic@savills.com  
 0117 910 2217

**Nicola Pring**  
 npring@savills.com  
 0117 910 2355

**Peter Clayton**  
 pclayton@savills.com  
 0117 910 2205

## Tenure

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed, subject to upward only rent reviews in each fifth year of the term

## EPC

Band C

### IMPORTANT NOTICE

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