

Yate

17 West Walk

Shop to Let



Location

Yate is a busy and growing satellite town approximately 11 miles to the northeast of Bristol. With a catchment of 495,000 people, it serves as a major centre for South Gloucestershire and surrounding areas. Yate is a strong retailing centre with high levels of spend and affluence (CACI, 2015). The shopping centre comprises approximately 500,000 sq ft of retail space and includes multiple blue chip retailers such as Tesco, M&S, The Body Shop, Vodafone, Boots, Halfords, Superdrug, Costa and New Look.

The scheme is served by 1,500 free parking spaces. Amongst 11 recent lettings, stores have been opened by Yours Clothing and Pandora. In addition to this, there are lease agreements in place with Loungers and The Entertainer. Yate Riverside, a major retail and leisure extension which opened in Q4 2015 includes retailers such as TK Maxx, Next, Nandos, Cineworld, Prezzo and Frankie & Benny's.

Accommodation

Ground floor lock up shop comprising the following approximate areas:

Ground Floor Retail: 93.37 sq m 1,005 sq ft

Rent

£40,000 per annum exclusive.

Tenure

Available by way of a new effectively full repairing and insuring lease with 5 yearly, upward only rent reviews.

Service Charge

£4,470 (2017/18)

Rates

| | |
|---------------------|---------|
| Rateable Value 2010 | £45,750 |
| Rateable Value 2017 | £45,750 |
| UBR (2017/18) | 47.9p/£ |

(The Government has introduced a transitional phasing system, which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

EPC

C(61).

Viewing & Further Information

Strictly by prior arrangement only with:

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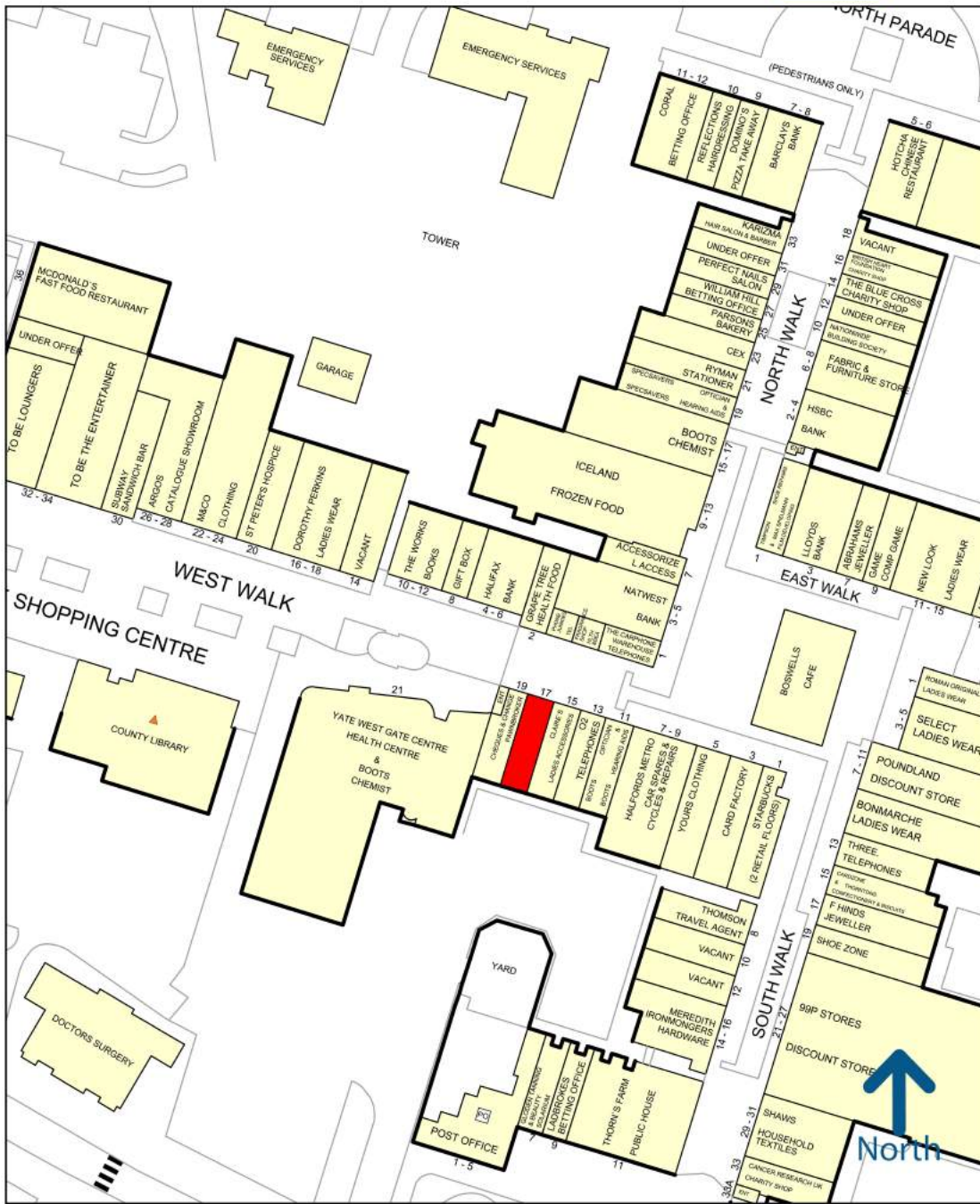
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Shaping Retail.



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Shaping Retail.