Yate 27 East Walk

Shop to Let—Subject to Vacant Possession



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: 104.33 sq m 1,123 sq ft

Viewing & Further Information

Strictly by prior arrangement only with:

Alex Kalebic akalebic@savills.com 0117 910 2217 Nicola Pring npring@savills.com 0117 910 2355 Rent

£65,000 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

£5,002 (2017/18)

Rates

Rateable Value 2010	£53,000
Rateable Value 2017	£53,000
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

Available on request.

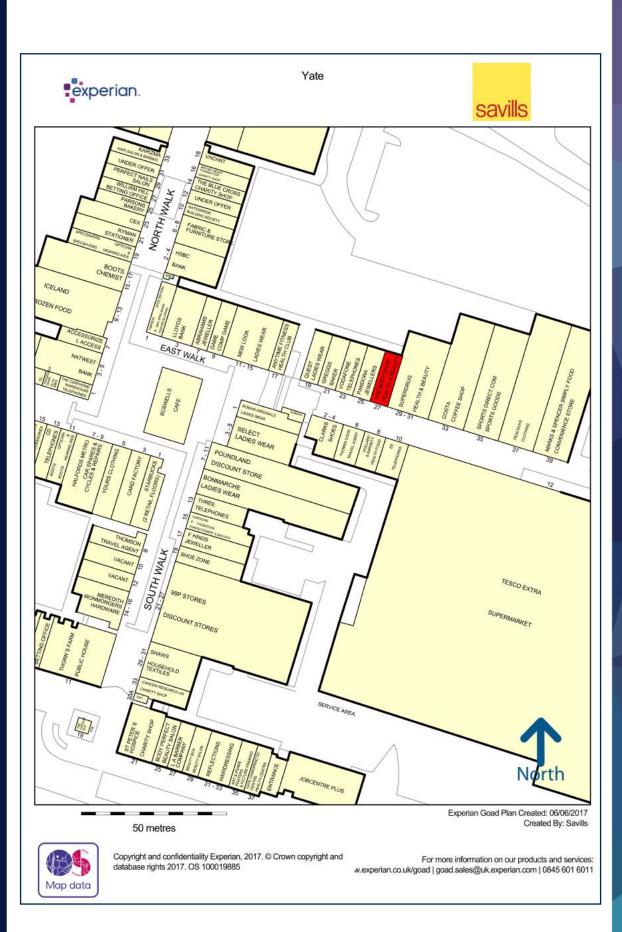
Peter Clayton

0117 910 2205

pclayton@savills.com

Savills

savills.co.uk/retail



Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2017

savills.co.uk/retail

