

# SHOP TO LET

## Yate

### 1 West Walk—100% Prime Corner Unit to Let

Coffee Shop Planning  
(Other Uses Considered Subject to Planning)



#### 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 with the option for external seating and provide the following approximate net Internal floor areas:

Ground Floor Sales	141.02	sq m	1,518	sq ft
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External Seating				
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#### Rent

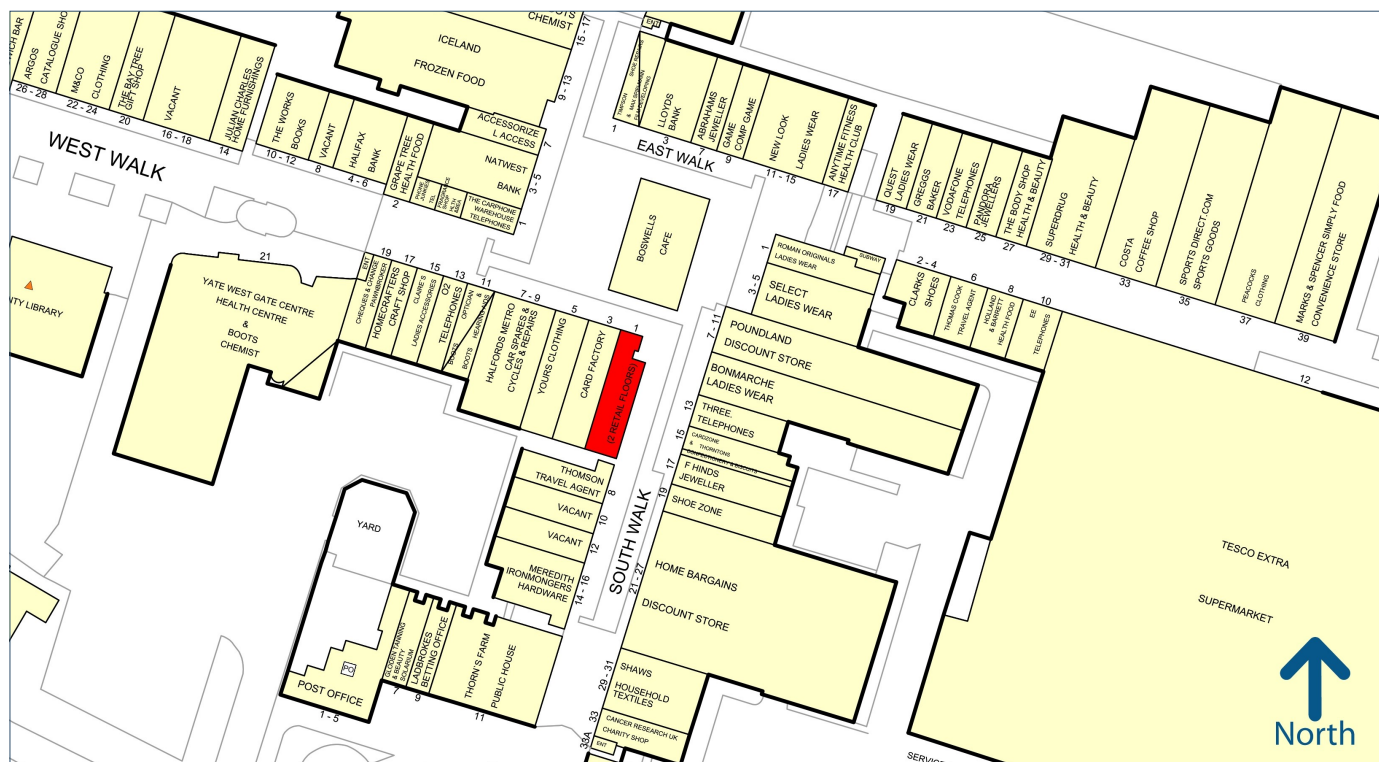
On Application.

#### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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

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## Rates

Rateable Value 2017	£70,000
UBR 2019/20	50.4 p/£
Rates Payable	£35,280

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

**Service Charge** £7,294 (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:

## Planning

The premises currently had permission for the use as a coffee shop under class A1/A3 use. Alternative uses will be considered on a subject to planning basis.

## 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

E: 102

## CONTACT

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