

7-9 West Walk

YATE - BS37 4AX

Prime Lock-up Retail Shop Unit To Let



YATE SHOPPING CENTRE

Active
Lifestyle Centres



Specsavers

Superdrug

M&S
- FOOD -

next

GREGGS

Nando's



POST
OFFICE

TESCO



home bargains

NHS

wetherspoon



1,500 free spaces



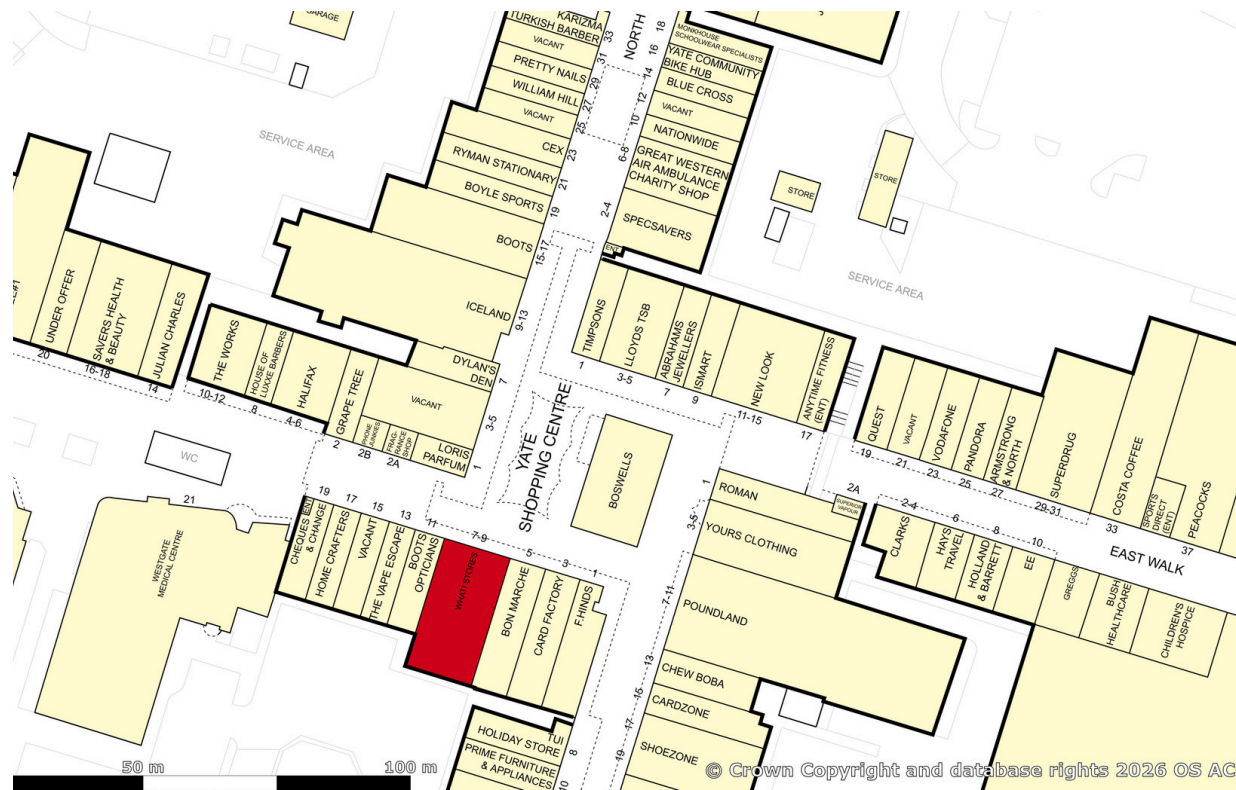
+550,000 sqft



10.5m pa footfall

KEY HIGHLIGHTS

- Yate is a regionally dominant town centre serving a rapidly expanding **catchment of 35,000 people**.
- The town saw **10% population growth** from 2011 to 2021, plus 2,500 new homes since 2020; a further 3,500 new homes are to be delivered by 2035.
- Yate has had a significant population influx in the 25-34 year age group, with now 60% of population of working age. Median **household income is above the UK average** and over 70% home ownership in the catchment.
- Footfall in the town centre has shown consistent growth - **up 4% 2026 vs 2025**.
- Cohesively managed mixed-use town centre and out-of-town parade with anchors including **Tesco Extra**, TK Maxx, Next, **M&S Food**, Boots, **McDonalds**, Costa, Loungers, Pandora, **PureGym**, Aldi, and The Entertainer.



Location

Physically separated from Bristol, the town serves a resilient catchment of working families and retirees within both Yate and adjoining Chipping Sodbury, plus the satellite villages.

Yate Shopping Centre plus the adjacent Riverside Retail Park comprises the entirety of the town centre and is actively asset managed as a single ownership.

Description

The unit is situated between Bonmarche and Boots Opticians, neighbouring retailers include New Look, Card Factory, Boswells, Iceland, Loris Perfume and F Hinds.

The premises are capable of division and to be let as a Ground Floor lock up. There may also be an opportunity to create a unit offering 4,763 sq ft of sales. Further details are available on request.

	Sq Ft	Sq M
Ground Floor - Sales	3,229	299.98
First - Ancillary	3,061	284.38
Second - Ancillary	765	71.07



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TERMS

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

On application.

SERVICE CHARGE & INSURANCE

Service Charge : £34,391 per annum.

Insurance : £3,023 per annum

BUSINESS RATES

Rateable Value £80,000 (April 2026)

Interested parties are to confirm their likely liability with the Local Rating Authority.

COSTS

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

EPC

D (82)

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

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