

21 East Walk

YATE - BS37 4AS

Prime Ground Floor Retail Shop Unit To Let - Subject to Vacant Possession



YATE SHOPPING CENTRE

Active
Lifestyle Centres



Specsavers

Superdrug

M&S
— FOOD —

GREGGS

next

Nando's



NHS

POST
OFFICE

TESCO

home bargains

wetherspoon



1,500 free spaces



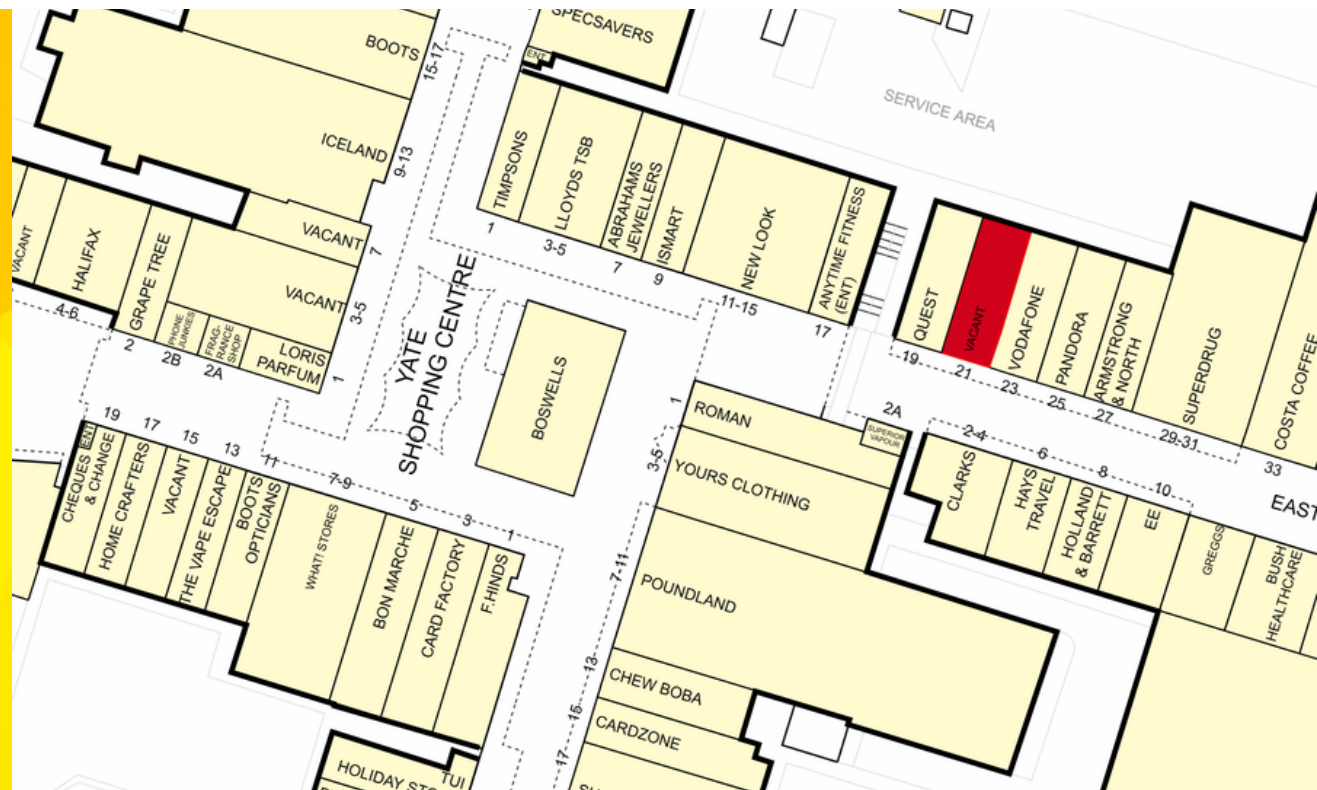
+550,000 sqft



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 / Accommodation

A prime ground floor shop situated on East Walk, located between Vodafone and Quest. Receiving footfall from a large Tesco and it's adjoining carpark.

The unit is situated amongst busy shopping activity and national operators including Pandora, Clarks, Hays Travel and Holland & Barrett.

Unit	Sq Ft	Sq M
21 East Walk Ground - Sales	1,079	100.2



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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

£47,500 pax.

SERVICE CHARGE & INSURANCE

Service Charge : £7,533 per annum.

Insurance : £453 per annum.

BUSINESS RATES

Rateable Value £39,500 (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

C (65)

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

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