

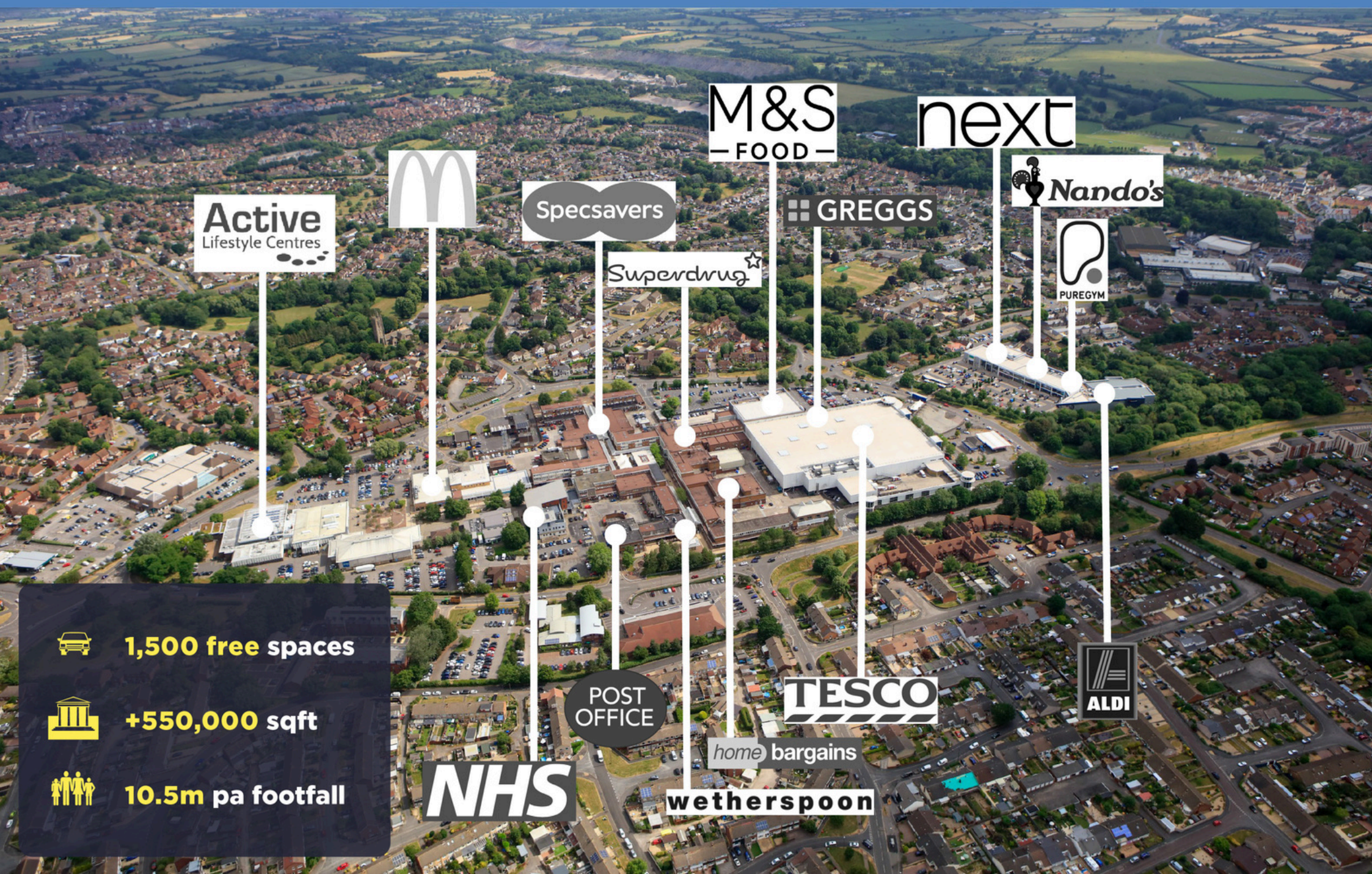
9 North Parade

YATE - BS37 4AX

Class E / Takeaway Food / Cafe Unit To Let



savills



Active
Lifestyle Centres



Specsavers

Superdrug

M&S
- FOOD -

GREGGS

next

Nando's



TESCO



POST OFFICE

home bargains

NHS

wetherspoon

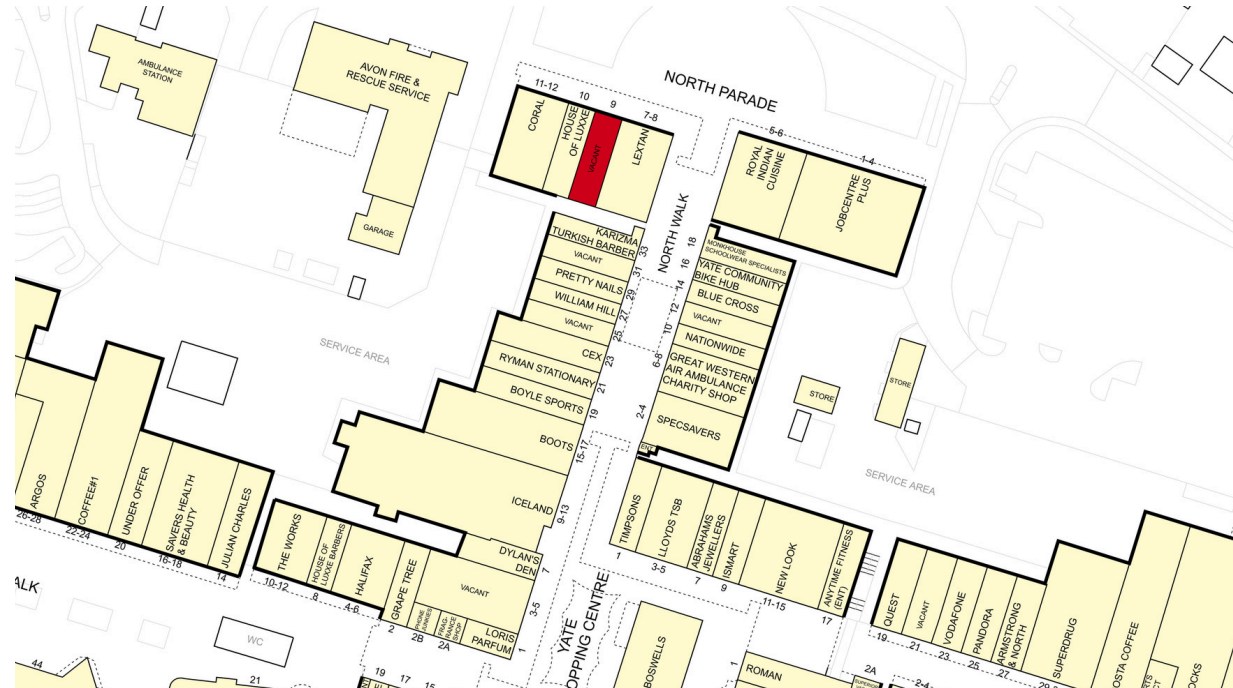
 **1,500 free spaces**

 **+550,000 sqft**

 **10.5m pa footfall**

KEY HIGHLIGHTS

- Yate is a regionally dominant town 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

Available due to relocation, this former takeaway food unit is prominently situated at the northern edge of the town centre. North Parade links the retail core to the south with the residential suburbs to the north.

Arranged over ground floor only, the property benefits from excellent visibility, and accessibility, from Station Road (Yate's inner ring road). The premises has both electricity and gas connections and the landlord intends to refurbish prior to occupation. An external area for pavement seating may be available on request - please discuss with the leasing agents.

	Sqft	Sqm
Ground Floor	1,028	95.5
External Seating Area	TBC	TBC



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TERMS

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£19,750 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service Charge : £6,881 per annum (approx).

Insurance : £414 per annum (approx).

BUSINESS RATES

Rateable Value £13,250 (April 2026).

Under the Small Business Rates Relief scheme a qualifying occupier may receive a 50% discount - interested parties should 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 (61)

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

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