

13 South Walk

YATE - BS37 4AU

Cafe / 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



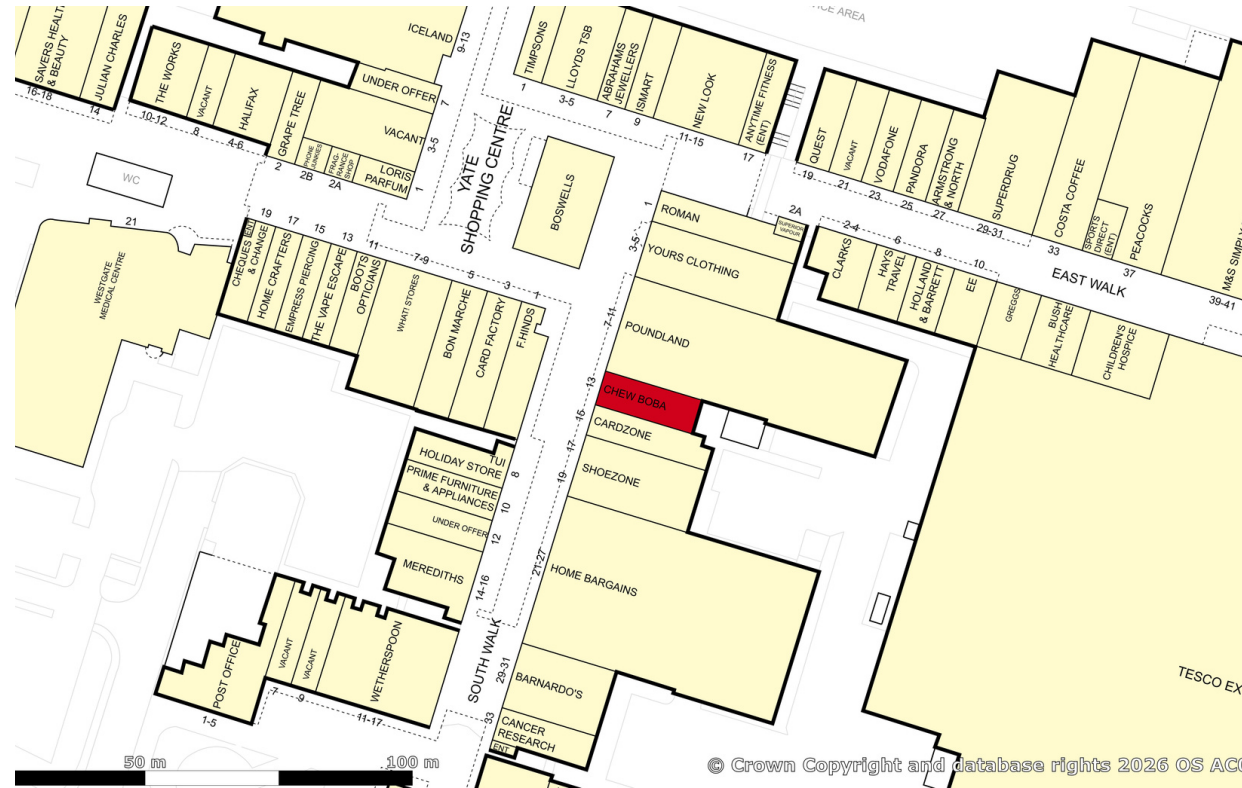
+550,000 sqft



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 ground floor lock-up situated just off the central square. The property is surrounded by national operators including F Hinds, Poundland, Yours Clothing and TUI.

	Sq Ft	Sq M
Ground Floor - Sales	1,139	105.82

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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

£35,000 per annum.

SERVICE CHARGE & INSURANCE

Service Charge : £7,615 per annum.

Insurance : £458 per annum

BUSINESS RATES

Rateable Value £30,250 (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 (53)

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts - please note that staff are unaware and must not be approached.

CONTACT

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