

In partnership with



CUSHMAN &
WAKEFIELD



3-5 North Walk

Yate, BS37 4AG

Former Bank Unit

5,463 sq ft

(507.53 sq m)

- Double unit in prime position within popular scheme
- Close to Boots, Iceland, Rymans, Specsavers and Boswells
- Held via two separate leases
- Close to substantial parking

Summary

Available Size	5,463 sq ft
Rent	£52,500 per annum
Rates Payable	£19,461 per annum
Rateable Value	£39,000
EPC Rating	B

Location

Yate is a town in South Gloucestershire, situated about 12 miles northeast of Bristol and 15 miles north of Bath. The town's primary retail area is Yate Shopping Centre, which consists of 548,000 sq ft of retail and leisure space, split into 117 units, including the 110,000 sq ft Tesco Extra supermarket. Other key names in close proximity include Boots, Iceland, Ryman, Specsavers, Card Factory and Poundland.

The subject unit sits right in the centre of the scheme, looking into the central square, home to Boswells and much of the public amenity including seating and play areas.

Description

A former bank premises arranged over ground and two upper floors, situated mid terrace on the central square of the Yate Shopping Centre.

The ground floor offers open plan sales with two floors of ancillary space above.

A service yard is accessed via a rear door.

Accommodation

The accommodation comprises the following areas:

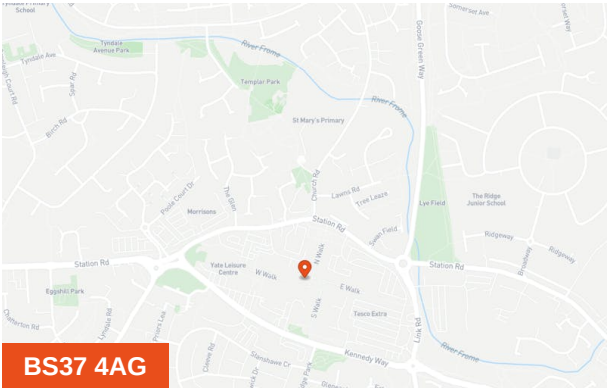
Name	sq ft	sq m
Ground - Sales	1,937	179.95
1st - Ancillary	1,671	155.24
2nd - Ancillary	1,855	172.34
Total	5,463	507.53

Lease

The property is available by way of an assignment of two leases, both expiring 13th July 2027. The respective rents are as follows:

3 North Walk - £29,000 per annum, exclusive.

5 North Walk - £23,500 per annum, exclusive.



Viewing & Further Information

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