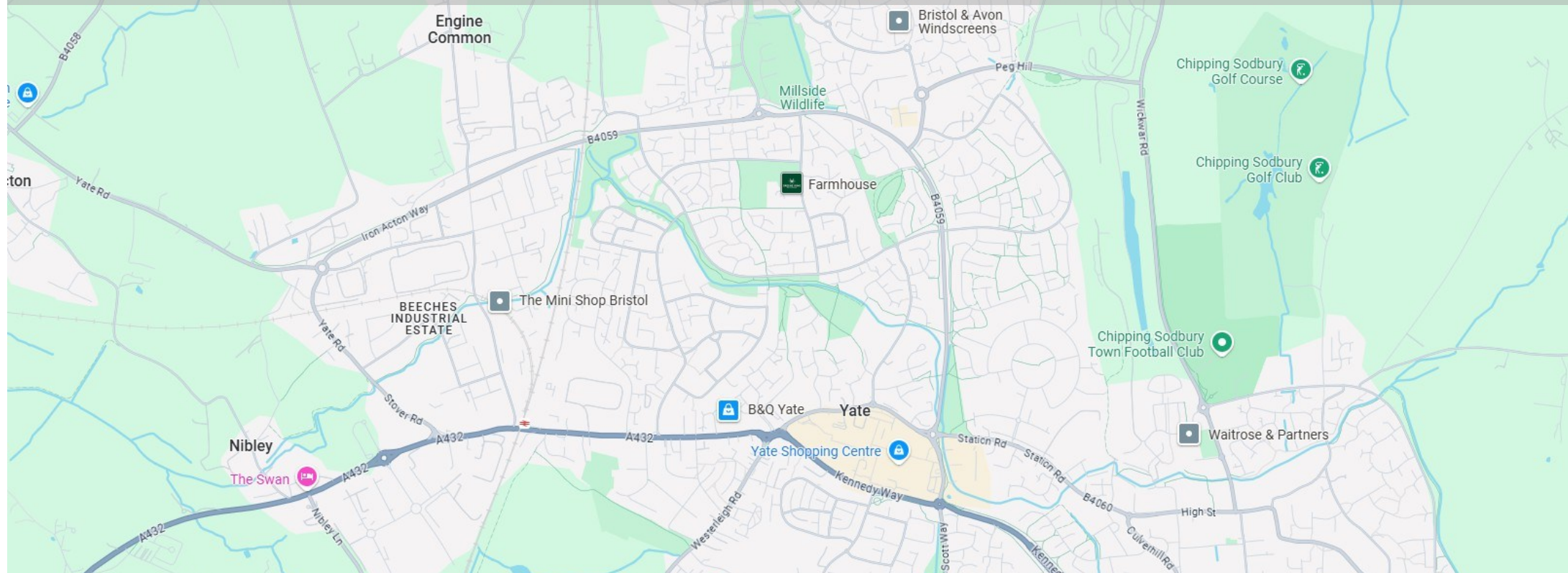


# COMMERCIAL (CLASS E) UNIT IN YATE –TO LET



- An exceptional commercial unit positioned within a trading park in Yate.
- Ground floor premises with open plan sales space and ancillary office and welfare space.
- Quoting Rent £18,500 per annum, exclusive
- Approximately 755 sq ft (70.20 sq m) NIA
- Ample customer and staff parking on site, with neighbouring independent and national retailers

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

Yate is a popular and expanding town, located approximately 10 miles north east of Bristol and 5 miles from junction 18 of the M4 motorway. Yate has a residential population of approximately 25,000 and adjoins Chipping Sodbury, which has an estimated population of around 10,000.

The trading park serves a densely populated residential area, being part of a relatively newly built retail development with current occupiers including both independent and national retailers.

## DESCRIPTION

The property offers open plan sales space with a rear kitchenette and W.C. There is a further storage room to the rear. The property has been fitted with laminate effect flooring, painted plastered walls and ceilings and carries spotlighting throughout.

There is a shared front parking court which offers parking for customers. Further, to the rear is a shared staff parking, which I understand from speaking to the tenant typically offers 3 spaces for this unit. Services include water and electricity, there are fans and electric heaters through the premises and there is CCTV on site.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor Sales	575	53.46
Ancillary	180	16.74
<b>Total</b>	<b>755</b>	<b>70.20</b>

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

There is also an estates charge for the front and rear parking courts.

## RENT

Quoting £18,500 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £14,500.

*Prospective tenants may therefore benefit from an element of business rates relief.*

## VAT

We understand the property is elected for VAT.

## EPC

The property has an EPC rating of C (68).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Charlotte Bjoroy BArch  
**Tel:** 0117 934 9977  
**Email:** Charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2025

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

