

TO LET

**11a & 13a Station Road
Yate
Bristol
BS37 5HT**

Two ground floor commercial units:

Unit 11a – 420 sq ft

Unit 13a – 413 sq ft

alder king

PROPERTY CONSULTANTS



Location

Yate is an established centre in South Gloucestershire, approx. 5 miles north of Junctions 18 and 19 of the M4 motorway with easy access to Bristol city centre via the Avon ring road and M32

The properties are located on Station Road (A432), a high street and main route through Yate.

Yate Town Centre is approximately one mile away and provides an extensive range of facilities with Yate railway station and the Park & Ride within walking distance.



M4



5 miles

Yate



0.5 miles

Bristol



10 miles

Accommodation

Property

The property comprises two new self-contained ground floor commercial units fronting Station Road.

Each unit has glazed frontage, open plan retail area and WC facilities.

The units can be offered as a whole or individually.

Parking

Two parking spaces per unit can be made available and are located to the rear of the property.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability in advance of any acquisition.

Special Note

Dependent upon the proposed use the Landlord reserves the right to impose an hours of operation (normal working hours) restriction to protect the amenity of the adjoining residential occupiers.

| Unit | Sq ft | Sq m |
|--------------|------------|-----------|
| Unit 11a | 420 | 39 |
| Unit 13a | 413 | 38 |
| Total | 833 | 77 |

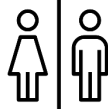
High street frontage



Power



WC facilities



Onsite parking



Bus Stop



Railway station



▶ Planning | Rates | EPC | Terms

Planning

We are advised that the units have planning consent for Class E use. Any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council - Tel: 01454 868004 / www.southglos.gov.uk

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating for each unit is B (31) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The properties are offered by way of new full repairing and insuring lease for a term of years to be negotiated to incorporate regular upward only rent reviews.

The lease will be drafted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Rent

£15,000 per unit per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: AJR/SC/100532

Date: October 2025

Subject to Contract

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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Unit 11a



Unit 13a

