

LARGE COMMUNITY HALL – FOR SALE

Tithe Barn, Shirehampton, Bristol, BS11 0DE



- FREEHOLD FOR SALE
- Popular high street in Shirehampton
- Additional office / storage accommodation on the first floor
- Approximately 2,403 sq ft (233.21 sq m)
- Recent High Quality refurbishment with beautiful interiors
- Equipped with a Commercial Kitchen and benefitting from a large rear garden



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city centre. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major retailers such as Co-operative and Texaco as well as a large number of successful local independent retailers.

DESCRIPTION

The property comprises a large open plan community hall which has been recently renovated to offer a bright and welcoming space.

There are two large open plan halls, a fully compliant commercial kitchen, fitted with commercial extraction, male, female and disabled W.C's. Further there is a ground floor office, ample storage and two further offices to the first floor.

The property has been fitted with stone walls, wooden facades, wooden doors, double glazing and a mix of tiled, vinyl and carpeted floors.

The property further benefits from a large rear garden. Services include water, electricity and gas.

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 Halls	1476	137.10
Ground Floor Ancillary	368	35.07
First Floor	549	51.04
Total	2,403	233.21



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.



TENURE

The property is available freehold with Vacant possession

QUOTING PRICE

Price on application.

LISTING

We understand the property is Grade II listed.

PLANNING

We have assumed that the property benefits from its existing Use as a Community Hall.
All parties are advised to make their own planning enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £4,950 for the year 2024/2025.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an energy performance rating of E (104).

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: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

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

SUBJECT TO CONTRACT

March 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.

