

# 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.

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## 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
<b>Total</b>	<b>2,403</b>	<b>233.21</b>



**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

Rateable Value: £5,800  
Rates Payable (As of April 2026): £2,215.60

### 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](mailto:tom@burstoncook.co.uk)

FAO: Charlotte Bjouroy  
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### SUBJECT TO CONTRACT

March 2025

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