



FOR SALE - VACANT POSSESSION



LARGE COMMUNITY
HALL FREEHOLD
FOR SALE



SIZE

2,403 sq ft
233.21 sq m



CAR PARKING

2-4 SPACES PLUS
BIKE STORAGE

£ QUOTING PRICE

£380,000

THE OPPORTUNITY

A fantastic opportunity to acquire a fully refurbished community hall in Shirehampton, fitted out to an exceptional standard.

- Freehold for sale - vacant possession
- Popular high street in Shirehampton
- Additional office / storage accommodation on the first floor
- Approximately 2,403 sq ft (233.21 sq m)
- High Quality refurbishment with beautiful interiors
- Equipped with a Commercial Kitchen
- Benefitting from a large rear garden, bike and bin stores and space for 2+ cars. On street parking is also available.

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.

CAR PARKING

There is space at the rear of the property for parking for 2 cars with additional provisions should you change the garden provisions. There is also ample on street parking on the surrounding roads.



TENURE

The freehold interest is offered for sale with a guide price of £380,000, exclusive.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,476	137.10
GROUND FLOOR ANCILLARY	368	35.07
FIRST FLOOR	549	51.04
TOTAL	2,403	233.21

PLANNING

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

LISTING

The property is a 15th Century barn and is Grade II listed.

Full details can be found via the attached link:-

<https://historicengland.org.uk/listing/the-list/list-entry/1293150>

EPC

The property has an Energy Performance Rating of E (104).

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £5,800

Rates Payable (2026/2027): £2,215.60

NB: All parties are advised to make their own enquiries to verify this information.

VAT

All prices are exclusive of VAT if applicable. We understand the property is not VAT elected.

LEGAL FEES

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



ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

MARCH 2025



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