



MAGGS  
& ALLEN

**CHURCH HOUSE**  
**74 LONG ASHTON ROAD**  
LONG ASHTON, BS41 9LE  
**GUIDE PRICE £350,000+**

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## DESCRIPTION

Church House is a stunning and spacious building of just under 5,000 ft<sup>2</sup> situated in the heart of Long Ashton. The property is arranged over ground, lower ground, and partial first floor and offers potential to extend the first floor further.

The property dates back to 1907 and has latterly been utilised by a variety of businesses. The lower ground floor was previously let to a gym operator, the ground floor provides a large hall, and the first floor offices were previously let to various local businesses. Now offered for sale with vacant possession, the building requires maintenance but offers potential for various community uses and both residential and commercial redevelopment, subject to consents. Please note, the large car park to the side of the building is not included in the sale.

## LOCATION

The Church House is situated on Long Ashton Road in the popular village of Long Ashton on the southern outskirts of Bristol. A range of local amenities are available within the village and easy access is provided to Ashton Court Estate and Bristol city centre.

## ACCOMMODATION

The ground floor is arranged as a large hall with two entrances from Long Ashton Road, with large commercial kitchen, office and toilet, with two further offices at first floor. The lower ground floor was previously let to a gym operator and is arranged as 6 rooms with further kitchen, toilet, shower room and large store, with pedestrian rear access.

Please refer to floor plan for approximate room measurements and internal layout.

## BUSINESS RATES

The lower ground floor was previously let to a gym operator and consequently, that area of the building is rated for Business Rates with a Rateable Vale of £8,500 (from April 2023).

## LOCAL AUTHORITY

North Somerset Council.

## TENURE

The property is offered for sale on a freehold basis with vacant possession.

A lease of the air space (for the solar panels on the roof) was granted on a 25-year term from 2015. This can be terminated with 6 months written notice and prospective purchasers are referred to the terms of the Lease for further details.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

## METHOD OF SALE

Best and final offers are invited, by Friday 10th May 2024 at 12 noon.

Please note, only unconditional offers are invited.

Offers conditional on planning consent will not be considered.

## FLOOR PLAN

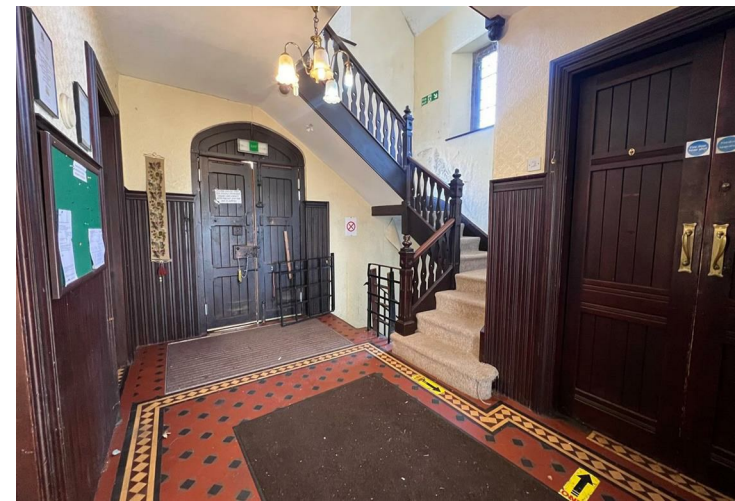
The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

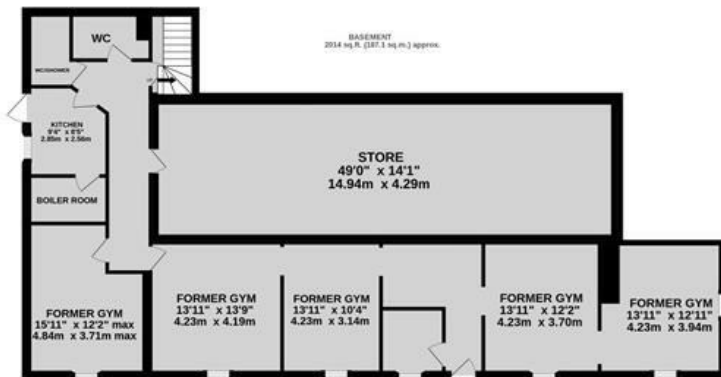
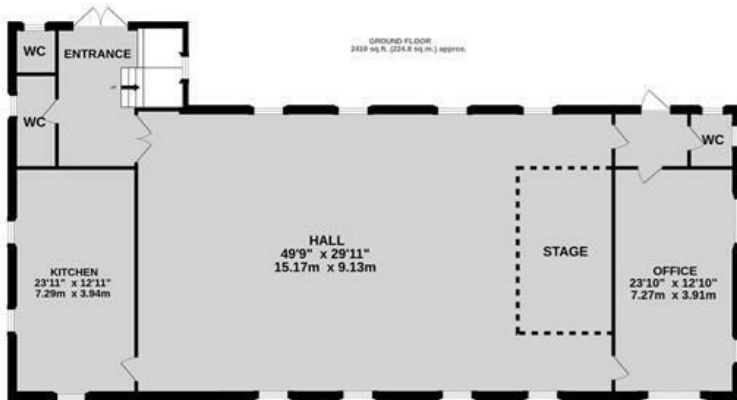
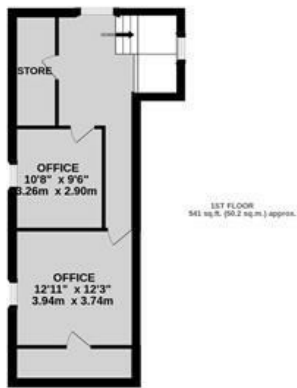
## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

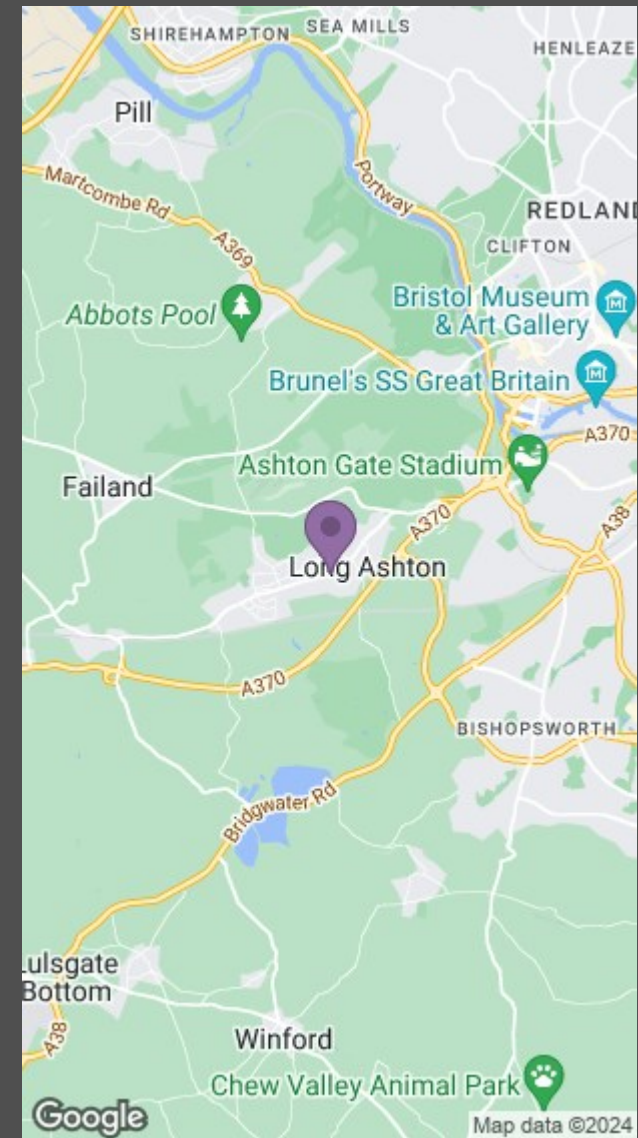




**TOTAL FLOOR AREA : 4974 sq.ft. (462.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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