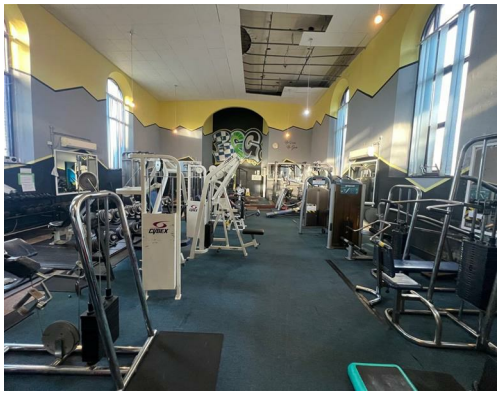








MAGGS & ALLEN

139-141 CLOUDS HILL ROAD

ST GEORGE, BRISTOL, BS5 7LH

£40,000 Per Annum

- Former Methodist Church
- Currently Used as a Gymnasium
- 3 Storey
- Off Street Parking
- Approx. 6,200 ft²
- New Lease Available

RICS® Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

139-141 CLOUDS HILL ROAD, ST GEORGE, BRISTOL, BS5 7LH

£40,000 Per Annum

DESCRIPTION

A substantial former Methodist Church of approximately 6,200 ft² arranged over ground, basement and partial first floor, with off street parking to the front. . The property is currently trading as a gymnasium with studio space, and male and female changing rooms. The property would suit a variety of uses, subject to obtaining the necessary planning consents, and is offered to let on a new fully repairing and insuring basis.

LOCATION

The property is situated on Clouds Hill Road in St George in East Bristol, in a predominantly residential location.

PLANNING

We have been unable to locate any planning history on the Bristol City Council planning portal but understand it has been in use as a gymnasium for over 15 years.

ACCOMODATION

Ground Floor: approx. 2,706 ft² / 256.9 m²
Basement: approx. 2,703 ft² / 251.1 m²
First Floors: approx. 716 ft² / 66.5 m²

To the front of the property is off street parking for approximately 4 vehicles.

BUSINESS RATES

The rateable value with effect from April 2023 is £22,250, although we note this is due to increase to £26,250 from April 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C. Valid until 19th January 2036.

LEASE DETAILS

The property is available to let on a new fully repairing and insuring basis. Each party to incur their own respective legal fees.

FLOOR PLAN

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

TENANT APPLICATION FEE

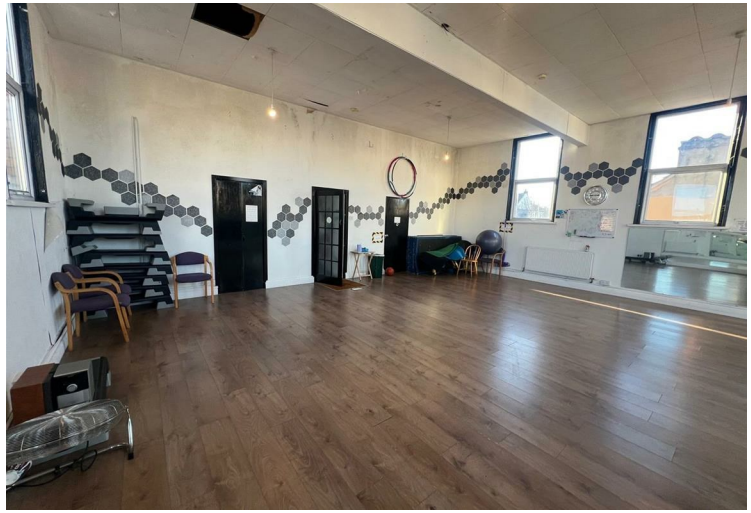
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

The property is currently let and trading. Therefore, viewings are strictly by appointment only with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

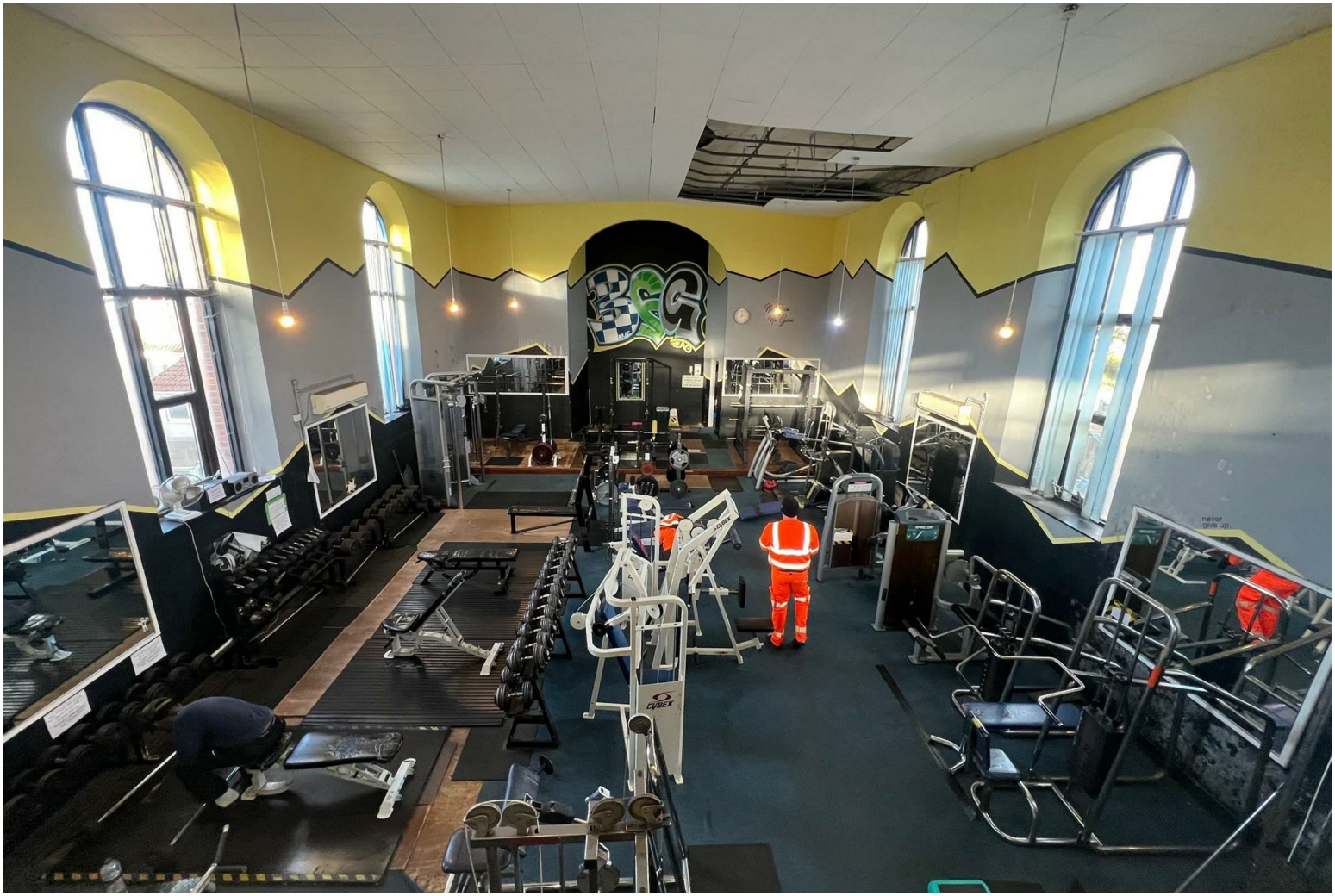
















Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

BASEMENT LEVEL
2703 sq.ft. (251.1 sq.m.) approx.

GROUND FLOOR
2766 sq.ft. (256.9 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 6185 sq.ft. (574.6 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.
Made with Metropix ©2026

22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN