



Shireway Community Centre

Ref: 3451492

The Centre Shire Way Yate, Bristol, BS37 8YS

Long Leasehold: Offers invited, Annual Rent: £2,500

Substantial community centre

Three bars, function rooms & other uses

Large trading areas outside & car park

Option of further land to compliment uses

Subject to a ACV. Community use only

Approximately 60 years left on lease, Annual Rent: £2,500

Subject to a Asset of community value (ACV) and restricted to community use only



Description

Christie & Co, acting for Charles Turner and Paul Barber of Begbies Traynor, appointed interim managers of the Shire Way Community Association by order of the Charity Commission offer for sale the Shire Way Community Centre.

THIS OPPORTUNITY IS RESTRICTED TO COMMUNITY USE.

A purpose built, L-shaped single storey building, constructed in the 1980's which offers sizeable and multiple trading rooms internally, complimented by extensive outdoor trading areas and a substantial car park.

The building is currently subject to an Asset of Community Value order running until 2027. The main use of the building must be for the benefit of the local community.

Location

Yate is located in South Gloucestershire in the South West of England. Yate is a high density residential community area with a population of circa 35,000. The town is North East of Bristol city centre, approximately 11 miles distant with Chipping Sodbury to the East. Yate is surrounded by countryside and is situated to the South West of the Cotswolds.



External Details

Externally there is a large trading garden with a purpose built stage for events, outbuildings with the potential of outdoor bar serveries. There is a children's play area and large grass areas.

In addition to this there is a customer car park with approximately 60 spaces.

Fixtures & Fittings

A full inventory can be provided on request but we understand all trade fixtures and fittings will form part of the sale.

Development Potential

Under a separate title there is a parcel of freehold land, which is approximately 12 acres. The land is offered as an option to interested parties of the Community Centre and as the land is able to be accessed directly from the Community Centre, it has the potential to offer significant further uses and revenue, subject to appropriate permissions.

We understand this land has been subject to a planning application to convert into playing fields under the application number PK16/3099/MW. We advise interested parties to make their own investigations prior to submitting an offer.

Internal Details

On entering the building, there are doors to the front and left sides leading to three large function rooms/bar areas. The door in front leads into a function room with a stage to one end and a bar servery to the side.

Another room entered via double doors leads into the main club bar area, with an extensive range of seating, capable of up to 100 covers. A large purpose-built bar servery and double doors lead out to the trading garden. A further room houses two skittle alleys and another purpose-built bar area.

In addition to these main function and bar areas, there are rooms at the other end of the building which are sub-let to other businesses. One area, most recently used as a foot clinic and another as a hairdressers, which still maintains its trade fixtures and fittings. Another is being used as an office, overlooking the car park area.

The building offers three sets of customer toilets, two commercial kitchen areas (not in use), a site office and a manager's office and a range of storage cupboards and rooms.



Tenure

The property is held on the residue of a 99-year free of tie, fully repairing and insuring lease which commenced on 30 May 1984. The headline rent is £2,500 per annum and the rent reviews take place every seven years.

The lease is restricted to community use only and all interested parties will be subject to an assignment process.

Planning Permissions

The property was listed as an asset of community value (ACV) on 27 May 2022 under Part 5, Chapter 3 of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012. The property is now subject to a six month moratorium period running to 13th April 2023, where we can not legally dispose of the asset to any non-qualifying group.



Regulatory

We understand there is a Premises Licence in place for the building. However, interested parties should seek to confirm the scope of and restriction thereof of the licence, depending on their planned use.

Business Rates

The rateable value is £23,750 from April 2023.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Richard Wood
Regional Director (South) – Pubs & Restaurants
M: +44 7778 880 583
E: richard.wood@christie.com
Winchester



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. May 2024