

For Sale

Offers in Excess of **£150,000**



## Building at St Theresa of The Child Jesus, Gloucester Road, Filton, Bristol, BS34 7PL

A rare opportunity to acquire a spacious building with potential (subject to consents) for a variety of uses. The location lends itself well to residential accommodation or for a commercial use and includes outside space.

# Building at St Theresa of The Child Jesus, Gloucester Road, Filton, Bristol, BS34 7PL

## The Building

The building comprises of a large main room measuring just over 62 feet by 20 feet, a separate kitchen, two toilets and a mezzanine landing which could be used as an office space or as storage. The property has Gas Central Heating via a Vaillant combination boiler, wood panelled flooring and uPVC double glazed windows down each side of the main room which would therefore lend itself well to be divided into smaller rooms. Consents will be necessary for changes in use, previously the building was a Church and then used as a Church Hall but has been vacant for the past few years.

## The Location

The property is located adjacent to the Gloucester Road in Filton with convenient amenities within a short walk. The road network gives easy access to the major employers around the Northern Bristol including the MoD, Rolls Royce and Airbus and is also close to the new Bristol Arena currently under development and set to be one of the world's highest capacity entertainment venues. The A38 provides easy access to both the new Brabazon site and also Bristol City Centre and M5 and further afield the M4 to London. There is also train connections at Bristol Parkway and Abbey Wood nearby.

## The Sale

Offers are invited by informal tender for the Freehold interest in the building and viewings are available by appointment.







To view this property please contact Connells on

**T 0117 931 4455**  
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Unit 4 The Shield Retail Centre Link Road  
BRISTOL BS34 7BR

Property Ref: FIL309277 - 0010

Tenure:Freehold EPC Rating: E



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