

TO LET **Community Venue**

Tuffley Park, Tuffley Avenue, Gloucester GL1 5LZ



- Suitable For a Variety of Uses
- Former Wedding Venue
- New Lease Available
- On Site Car Parking
- EOIs Invited from Community Organisations

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Overview

Upon instruction from Gloucester City Council, Bruton Knowles are delighted to bring to the market an opportunity to secure a new lease of The Community Centre at Tuffley Park, Gloucester.

The property operated successfully as a community and wedding venue from early 2020 until summer 2024 and is now available by way of a new lease for a term of years to be agreed.

The premises comprise a substantial clubhouse facility together with associated external areas, car parking and sports-related accommodation, offering a versatile space suitable for a range of community uses.

The successful tenant will be required to make the principal changing room facilities, located within the central part of the building, available for users of the adjoining sports pitches. The tenant will be entitled to charge the standard fee set by Gloucester City Council for use of these facilities and will be responsible for their ongoing management, cleaning and maintenance.

The smaller changing room facilities at the northern end of the building are currently occupied by City of Gloucester WFC. The successful tenant will be required to enter into a sublease agreement with the club to facilitate their continued occupation and use of this accommodation.

The property presents an exciting opportunity for an operator to establish and grow a vibrant community based use.

The accommodation offers flexibility for a variety of uses and income streams, subject to the necessary consents and lease requirements.

Interested parties are invited to attend scheduled viewing appointments. Following the viewing process, formal Expressions of Interest will be invited through a competitive tender process. Further details of the tender requirements and evaluation criteria will be provided within the tender documentation.



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Location

Tuffley Park is situated in the established residential suburb of Tuffley, approximately 2.5 miles south of Gloucester city centre. The property occupies a prominent position within a well-used community and recreational setting, serving the surrounding residential neighbourhoods and wider Gloucester area.

The venue benefits from good accessibility via the local road network, with convenient connections to Gloucester city centre, the A38 and Junctions 11 and 12 of the M5 motorway. Gloucester Railway Station is located approximately 3 miles to the north, providing direct rail services to major regional and national destinations.

The surrounding area comprises predominantly residential development, together with community facilities, schools, sports pitches and open green space. The property's position within Tuffley Park provides an established customer base and offers opportunities to serve a wide range of community, leisure, sporting, hospitality and event-related activities.

The site benefits from on-site parking and direct access to adjoining sports and recreational facilities, making it well suited to a variety of operational uses, subject to the necessary consents.

Description

The Community Centre at Tuffley Park comprises a substantial detached clubhouse building set within the wider Tuffley Park recreation grounds, offering a versatile facility suitable for a range of community uses.

The accommodation includes two large function and events spaces, ancillary meeting and social areas, kitchen and catering facilities, bar areas, storage

accommodation, WC facilities and changing rooms serving the adjoining sports pitches and bowls club. Externally, the property benefits from shared parking, service areas and access to surrounding recreational land.

Term

A new fully repairing and insuring lease (subject to a service charge) is available, for a term of years to be agreed.

Rent

Peppercorn rent.

VAT

VAT is not applicable.

Planning

Interested parties should carry out their own investigations as to existing and proposed uses.

Repairs

The property is available to let in its current condition for a peppercorn rent on the basis that the ingoing tenant will undertake repairs to get the property back to occupiable condition.

Prospective occupiers are advised to attend viewings with their contractors to assess any repair, refurbishment, or fit-out costs associated with their proposed use of the premises.

As part of any formal offer, the landlord will require a detailed schedule of proposed works to be submitted for consideration.

Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

Viewing

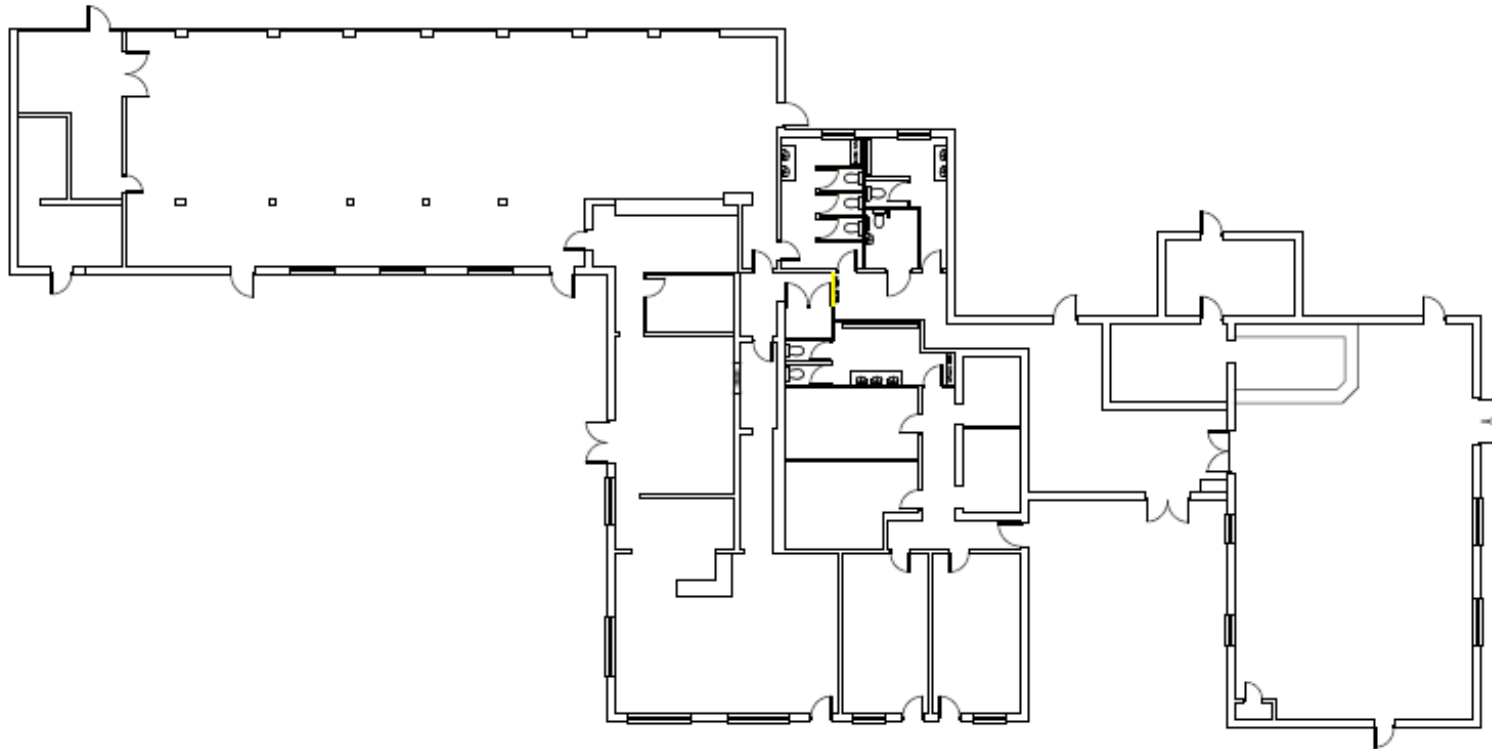
Viewing available by prior appointment with the sole agent, Bruton Knowles, on set viewing days to be confirmed. Contact details on page 5.

Timescales

- Viewing days will be held weeks commencing 20th and 27th July 2026.
- Expressions of Interest to be received by 5pm on Friday 14th August 2026 to Phoebe Harmer and Dorian Wragg by email.
- Shortlisted parties will be invited to a second round of formal bids, to be submitted by midday on Friday 11th September 2026.
- GCC will then seek cabinet approval on a successful party.

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Project
**SOCIAL CLUB
TUFFLEY
GLOUCESTER**

Drawing
FLOOR PLAN

Drawn by:	Date:
Checked by:	Date:
Approved by:	Date:
Drawing No.	Revision

Drawing Scale: 1:200 @ A3

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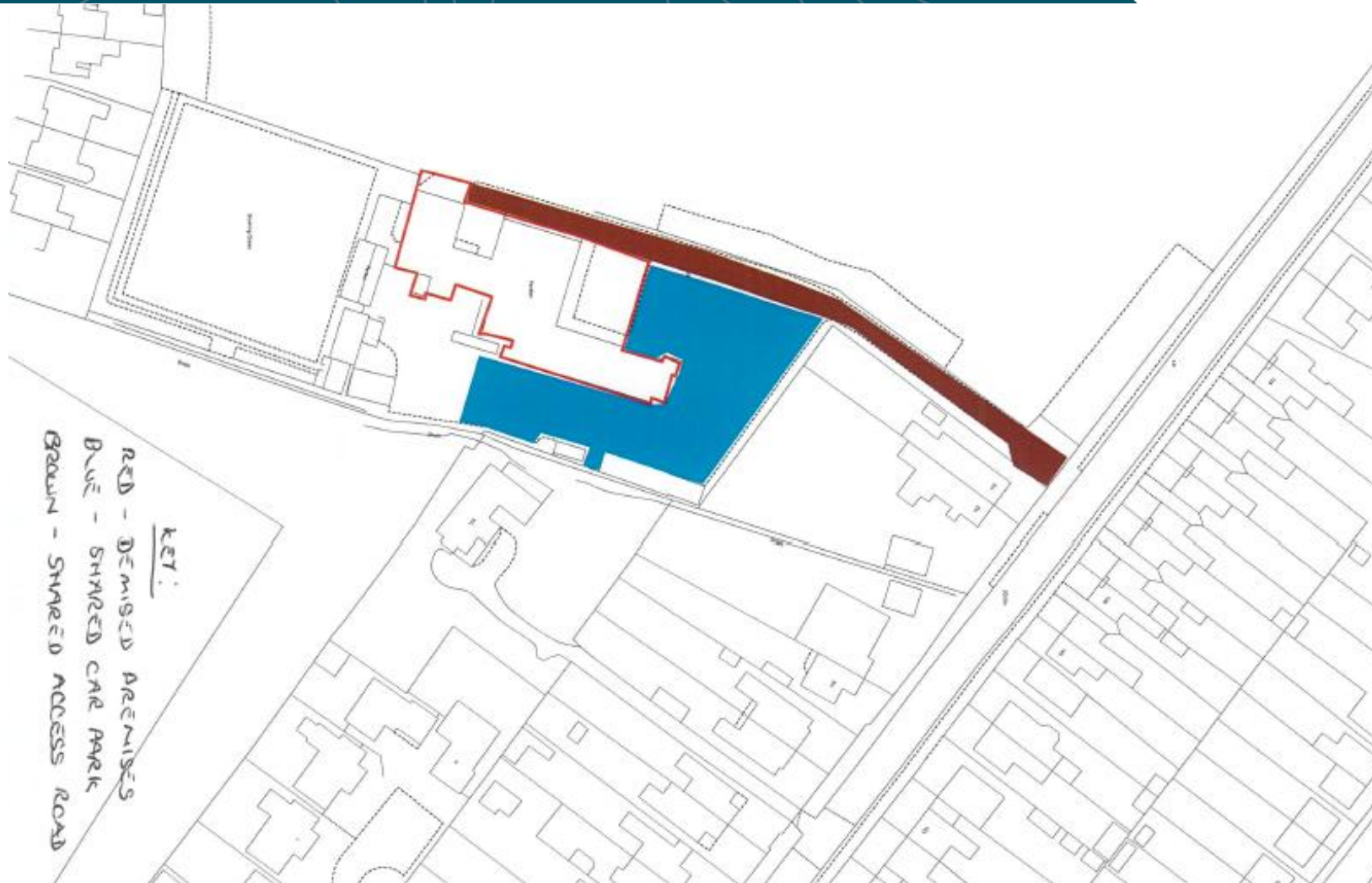
T: 01452 880000



TO LET

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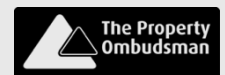
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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 Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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