

# FORMER NEW VIC PH

41-43 Esplanade, Weymouth, DT4 8DH



Site boundary for indicative purposes only

## Key Highlights

- Prime Weymouth Seafront Location
- 475 sq m (5,112 sq ft) of space available
- Accommodation arranged over basement and ground floor
- Panoramic sea views
- Extensive external terrace (Subject to Pavement Licence)
- To Let / For Sale
- Rental offers invited
- Units let together or separately

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Mountbatten House, 1 Grosvenor  
Square Southampton SO15 2BZ

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## Location

Weymouth, situated approximately 40 km (25 miles) west of Poole, 130 km (60 approx. miles) west of Southampton, and 306 km (128 miles) southwest of London, boasts efficient road connectivity. The A354, including the newly upgraded Weymouth Relief Road, which opened in March 2011, connects the town to Dorchester, located 13 km (8 miles) north. Further connections include the A35, leading to Exeter 112 km (70 miles) to the west and Bournemouth 42 km (26 miles) to the east.

The urban area of Weymouth has a resident population of 52,323, as per the 2011 census, with 51.5% falling into class groupings ABC1 (comparable to the GB average of 51.1%) and 16% in class grouping E (GB 16.6%). The claimant count unemployment rate for the area is 2.5% of the population, lower than the GB average of 5.3%, indicating above-average affluence.

Historically, Weymouth has been a popular holiday destination since Victorian times, following its long history as a port. The subject unit is prominently positioned on the Esplanade, surrounded mainly by commercial units and hotels, enhancing its visibility and accessibility.

## Description Tenure

The Former New Vic Inn, historically a part of the Fairhaven Hotel, a Grade II Listed building, consists of five original properties believed to have been constructed in the 19th Century. The unit is self-contained, separate from the Fairhaven Hotel. This development provided open trade space on the ground floor, with storage in the basement.

While the unit is a shell unit, the property is divided into two units that can be let together or separately, as indicated in the first image: Unit A is outlined by a yellow border, and Unit B by a red border.

Adjacent to the building is an area previously used for alfresco dining during summer months. However, this space is not owned by the vendor. The usage of this area has been authorised by a pavement license from Weymouth and Portland Borough Council.



## Internal Description

The following are approximate Gross Internal Areas:

FLOOR	SQ FT	SQ M
Unit A Basement	516	48
Unit A Ground floor	5,070	471
Unit B Ground floor	1,739	162
<b>Total</b>	<b>7,325</b>	<b>681</b>

## Tenure

Available to let on a new institutional, (effective) full repairing and insuring lease or for sale on a new long leasehold basis.

## Price/Premium/Rent

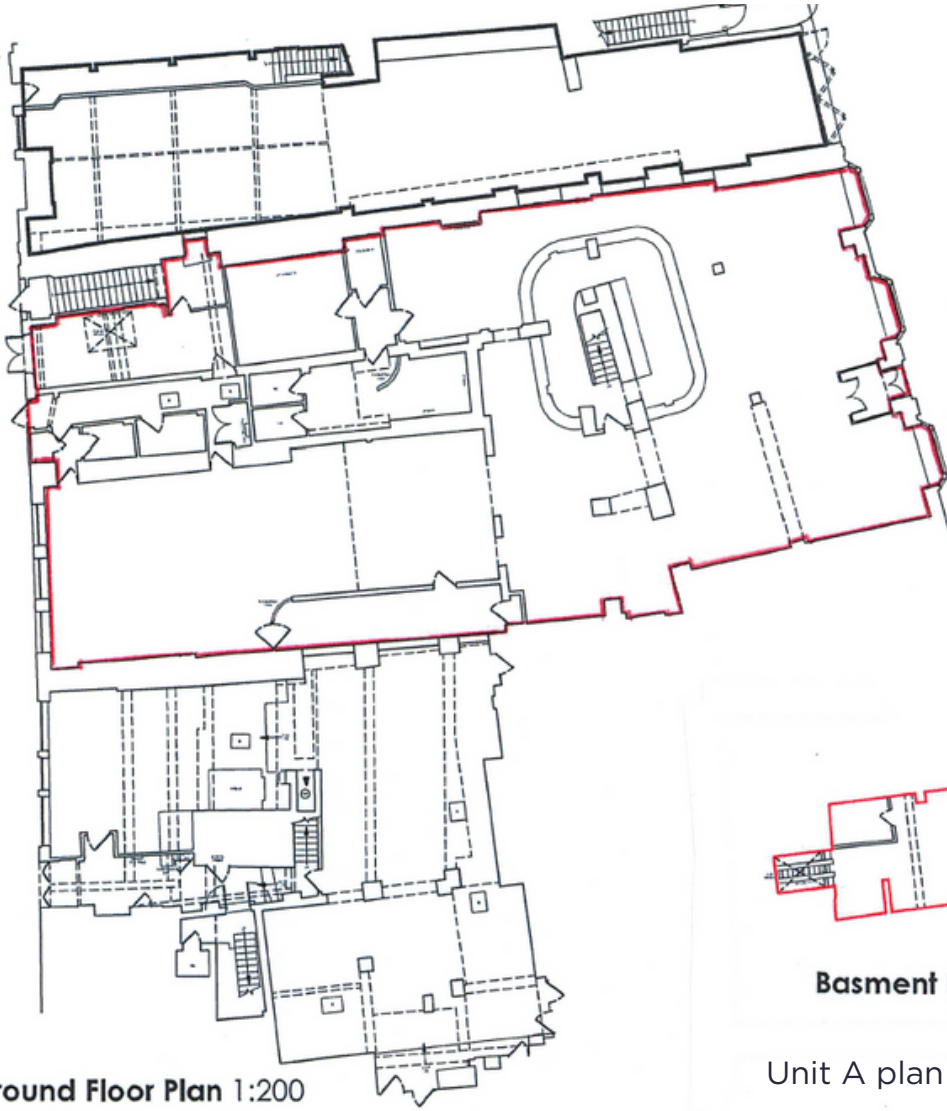
Offers invited. Nil premium/rental offers are invited in the order of £20 per sq ft. Proposal is subject to status and covenant. Additionally, for the freehold, the guide price is set at £1,000,000.

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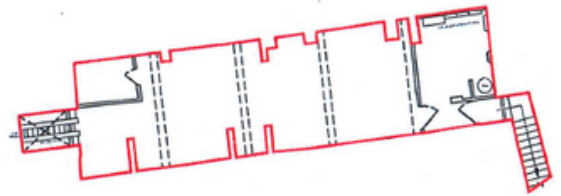
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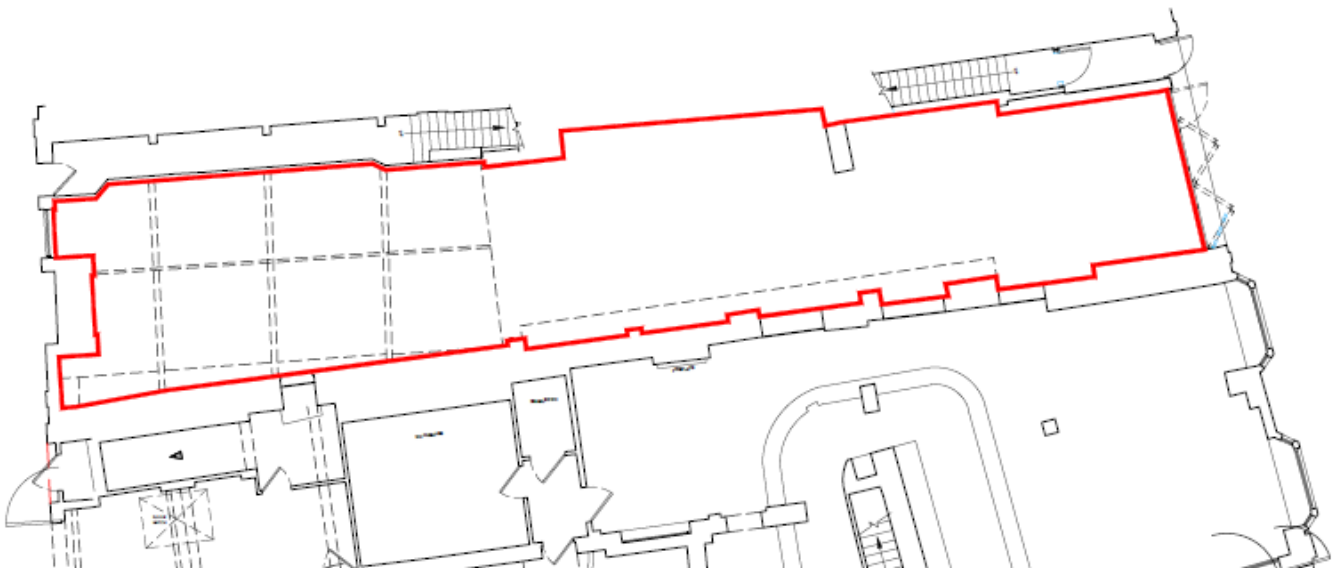


Ground Floor Plan 1:200



Basement Floor Plan 1:200

Unit A plan indicative purposes only



Unit B plan indicative purposes only

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## VAT

VAT will be payable in addition.

## Planning & Conservation

The entire site falls within Weymouth Town Centre Conservation area.

The property's listed status is detailed in the table below: New Vic 4143 Esplanade Grade II Listed

## Licensing

We outline the opening hours for the New Vic in its current format:

New Vic WPBC/ PREM/05/0213	06:00 - 02:30	06:00 - 02:00	12:00 - 02:00
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## Rating

The Rateable Value will be accessed upon completion of the works.

## Fixtures and Fittings

All loose fixtures and fittings will be removed with the exception of the bar servery. No inventory schedule will be provided and it will be those items on the day of lease completion that will transfer.

## Energy Performance Certificate

The Property is Listed and therefore, the EPC is not required.

## Viewing

Strictly by appointment with Savills only.

## Anti Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.



Internal shot prior to shell works



## Contact

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