

UNIT 1 THE BREWERY

BREWERY SQUARE, DORCHESTER, DORSET, DT1 1HX

For Sale or To Let





KEY HIGHLIGHTS

- Partially fitted unit available To Let or For Sale
- Part of a Vibrant Leisure/Retail Scheme Extending to Approximately 170,000 sq ft
- Beautifully Presented Grade II Listed Building Overlooking The Square And Fountain
- Unit Is Arranged Over Ground Floor And Basement With A South Facing External Seating Area
- Total GIA Of 3,826 Sq Ft (356 Sq M)

DRONE VIDEO

360 PANORAMIC

WHAT3WORDS

DORSET'S COUNTY TOWN

Dorchester is the County Town of Dorset and is situated approximately 30 miles west of Bournemouth, 8 miles north of Weymouth and 24 miles west of Poole. The A35 around the south of the Town provides good road communications eastwards to the A31 and M27 and westwards to Exeter. There is a mainline railway station approximately 200m from the property which provides services to London Waterloo.

There has been a surge of development activity in the Town including the Duchy of Cornwall's celebrated development known as Poundbury and Brewery Square, a mixed use development in the Town Centre.

BREWERY SQUARE

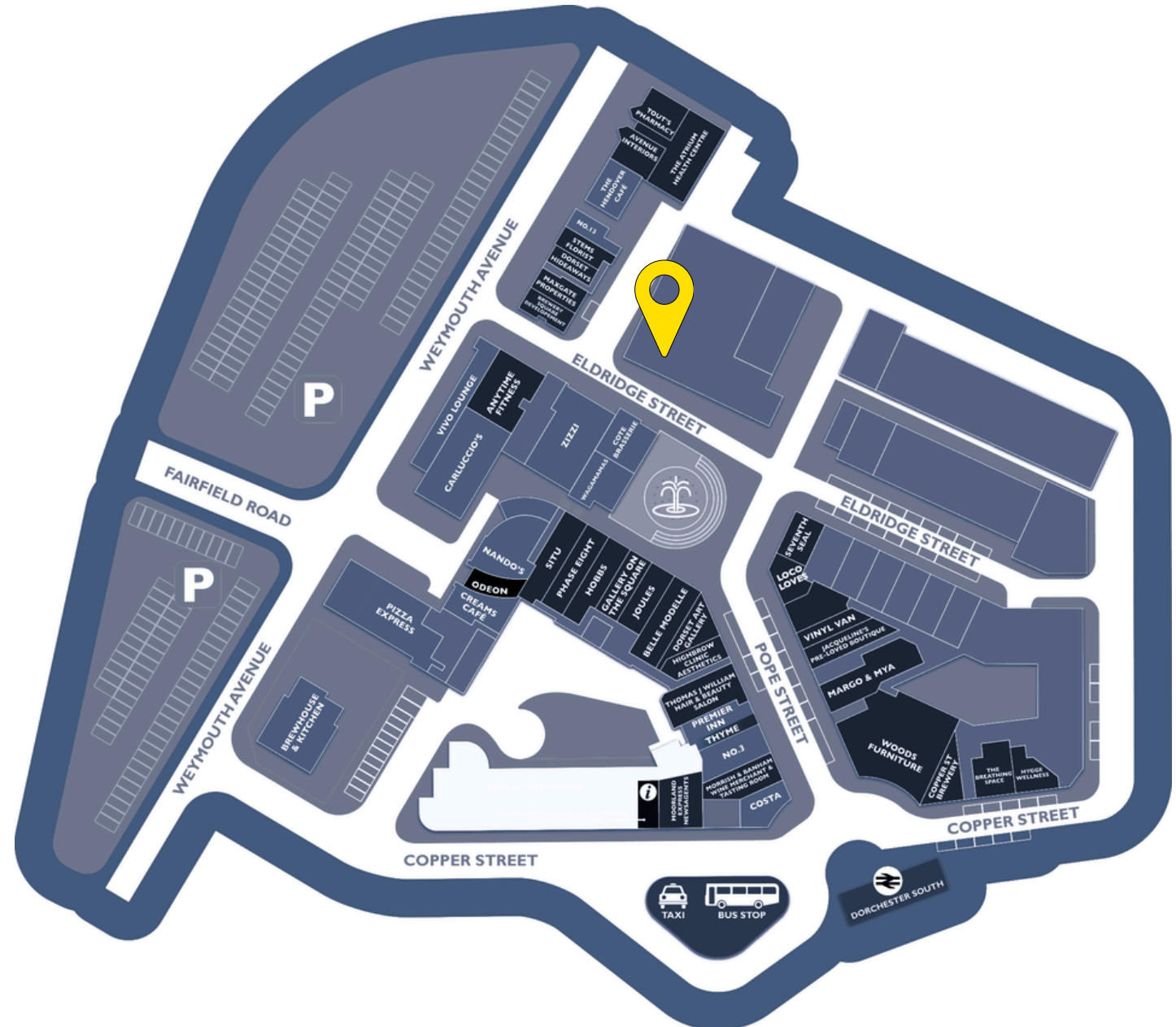
A VIBRANT MIXED USE DEVELOPMENT LOCATED IN THE HEART OF THE TOWN CENTRE

The development sits on the site of the former Eldridge Pope Brewery which operated from the late 19th century until the early 21st century.

The scheme features a range of amenities, including residential apartments, office space, restaurants, cafes, bars, shops and leisure facilities, all set around a central public square. The design of the development seamlessly blends the historic architecture of the original Brewery with modern, contemporary buildings creating a unique and exciting environment.

The development is home to a number of well known retailers and occupiers including Waitrose, Zizzi's, Nandos and Pizza Express, as well as a range of independents shops and restaurants.

The development also features a state of the art Odeon Cinema.



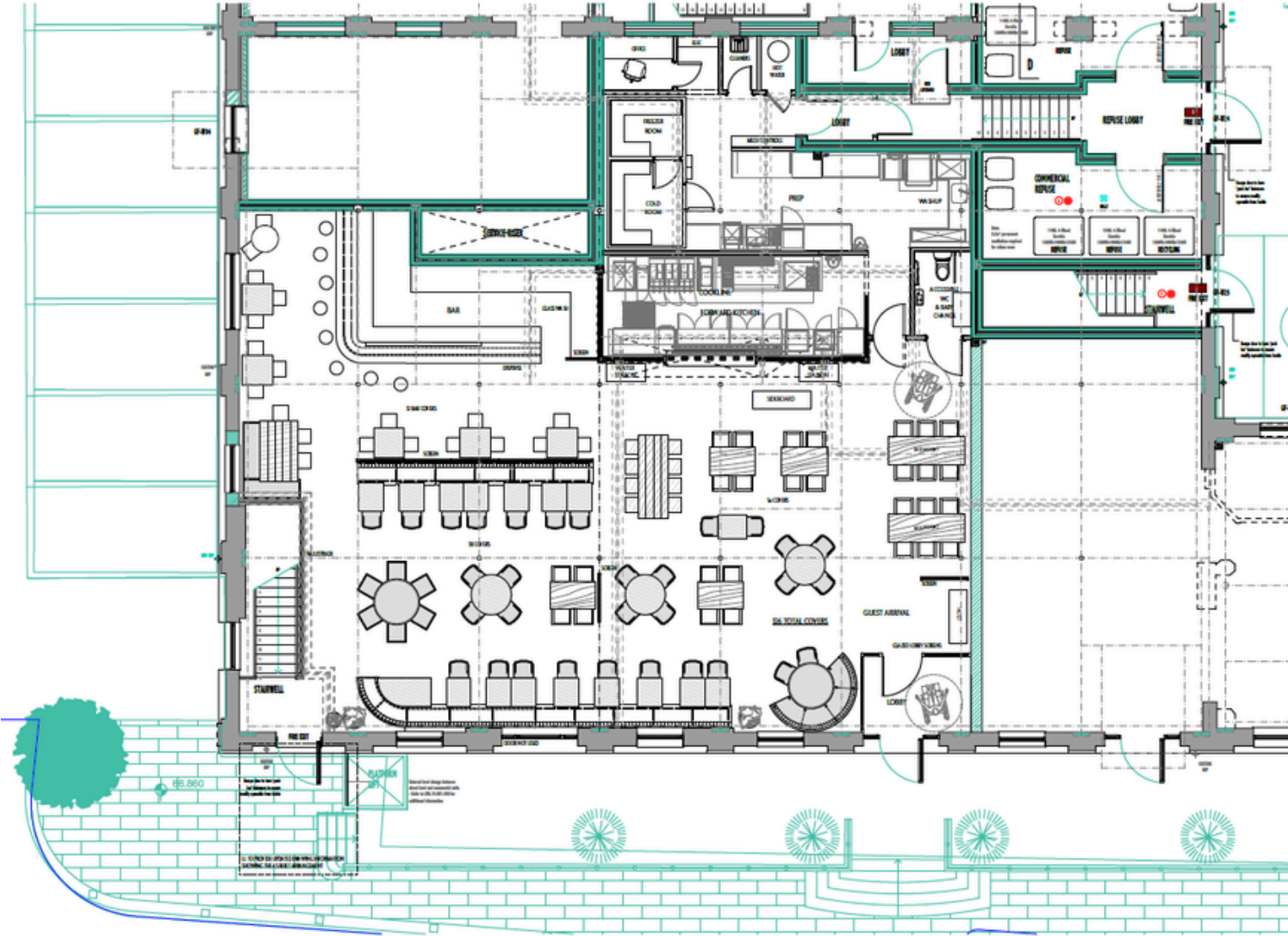
PROPERTY DESCRIPTION

A Grade II Listed premises, arranged over ground floor and basement with an outside seating area with frontage to The Square and Fountain.

ACCOMMODATION

Areas	Sq. ft	Sq. m
Basement	932	87
Ground Floor	2,894	269
Total	3,826	356





Ground Floor



Basement

Historic photo when operational



Historic photo when operational



Historic photo when operational



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EPC

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RATEABLE VALUE

2023 - £61,500

TENURE

The premises are secured by way of a 1,000 year lease from 1 January 2020, subject to a peppercorn rental.

GUIDE PRICE & RENTAL GUIDE

Offers are invited in the order of £750,000 for the long leasehold interest. Alternatively a new sub-lease (term to be agreed) is available at nil premium but seeking rental offers in excess of £55,000 per annum.

VIEWING

The former business has recently ceased trading and is therefore closed. For a formal viewing strictly by appointment with Savills or Maxgate Properties.

AML

In accordance with anti-money laundering regulations, the successful tenant will be required to provide identification documents upon request and without delay.

CONTACT

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