

TO LET ATTRACTIVE & PROMINENT COMMERCIAL UNIT

DORCHESTER BREWERY COMMERCIAL UNIT

Brewery Square, Dorchester, DT1 1QR



Key Highlights

- A unique opportunity to occupy a landmark building with historic importance to the town centre
- Commercial Unit – A1, A2 A3 or A4 Uses Permitted
- The centre piece of Brewery Square with outside seating overlooking the Square
- Total of 4,930 sq ft (458 sq m) space (additional basement space also available)
- Split into 3 smaller units of 1,140 sq ft, 1,744 sq ft and 1,970 sq ft
- Circa 170,000 sq ft of neighbouring retail and leisure uses
- Extensive frontage facing Brewery Square and Fountain realm
- Nearby occupiers include Wagamama, Zizzi, Nando's, Pizza Express and Odeon Cinema
- New Full Repairing and Insuring Lease Available

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Location

Brewery Square comprises of a vibrant leisure and retail quarter of approximately 170,000 sq ft in the centre of Dorchester, which boasts a variety of retail shops, eateries and leisure facilities.

The following retailers are currently represented at Brewery Square:

- Hobbs
- Joules
- Phase Eight
- Gerry Weber
- Stolen from Susie
- Jones Bootmaker
- Stems Florists
- Thomas J
- William Hair Design
- Morrish & Banham Wine Merchants,
- Market Pharmacy

The following leisure operators are currently represented at Brewery Square:

- Odeon Cinema
- Cote Brasserie
- Carluccio's
- Wagamama
- Costa Coffee
- Simon's Delicatessen
- Nando's
- Zizzi
- Pizza Express
- Vivo Lounge
- Premier Inn Hotel
- Brehouse & Kitchen
- Cafe Paninis

Description & Planning

The former Dorchester Brewhouse building is to be converted to provide 29 residential units above a large commercial unit measuring approximately 4,930 sq ft (458 sq m). The commercial unit will be delivered in a shell and core condition with capped services, ready for a tenants fit-out. The unit is capable of being split into 3 smaller units based on the following areas:

	SQ M	SQ FT
Unit 1	106	1,140
Unit 2	162	1,744
Unit 3	183	1,970

Planning permission has been granted under WD/D/18/000794. The use of the proposed ground floor area for commercial purposes is limited to 458.24m². This area shall only be used in accordance with classes A1, A2, A3 and A4 (allowing any flexible combination (or one of these) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Notwithstanding the provisions of the General Permitted Development Order 2015 (Consolidated) there shall be no change of use outside the defined range of A1- A4 inclusive without the prior written permission of the Local planning authority.



Rateable Value

The commercial unit's Rateable Value will be assessed upon completion of the development.

Tenure

The unit will be available by way of a new full repairing (service charge and estate charge tbc) and insuring lease, term to be agreed.

Rental Guide

£15 per sq ft.

Energy Performance

The EPC will be provided on completion of the works.

Viewing

For a formal viewing, strictly by appointment with Savills or Willis Commercial.

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GROUND FLOOR PLAN

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