

BREWERS QUAY

Hope Square, Newton's Road, Weymouth, Dorset, DT4 8US

Attractive and prominent commercial units in very sought-after location



Key Highlights

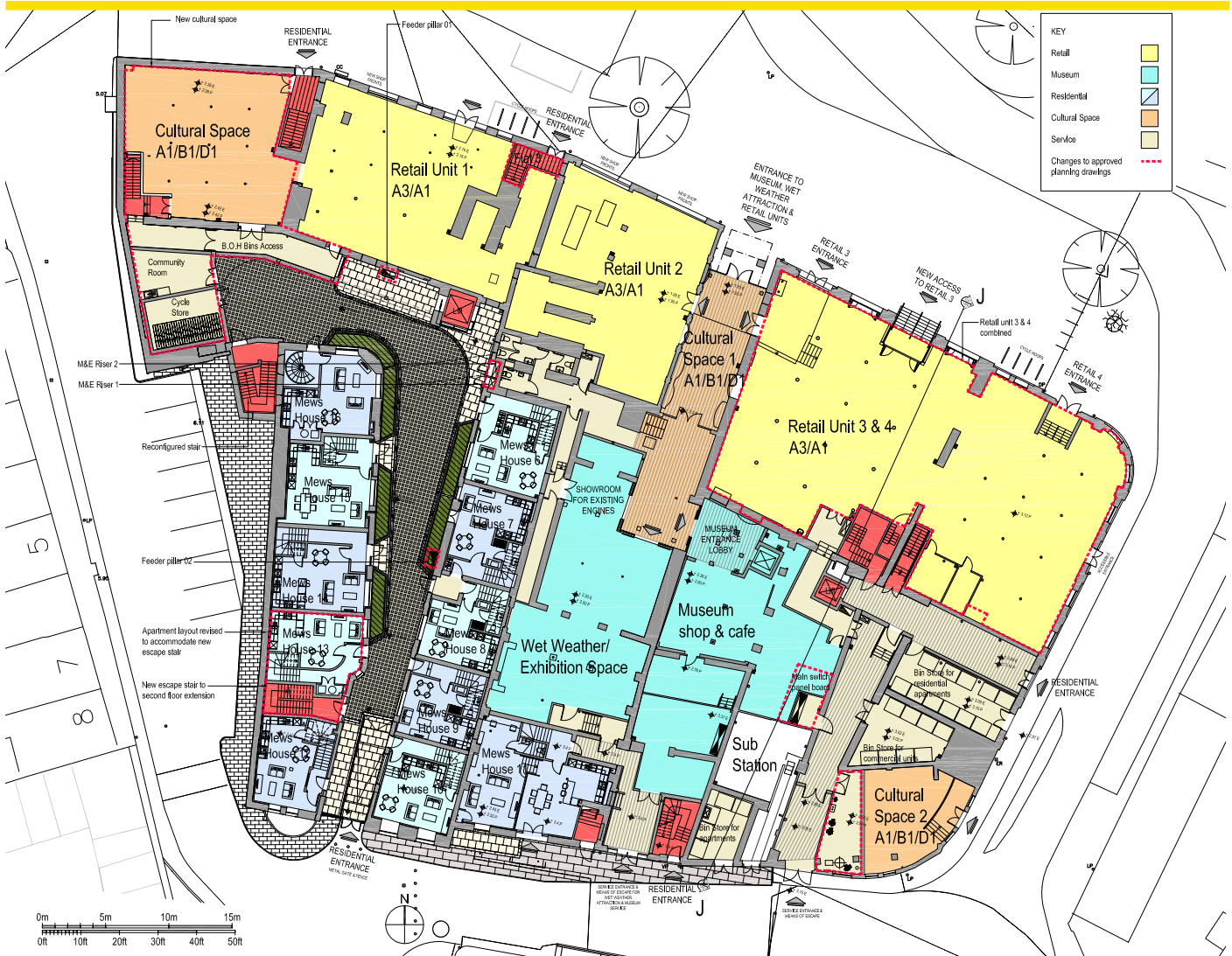
- Commercial Units – E Uses Permitted
- Affluent Weymouth Location
- Up to 10,751 sq ft (999 sq m) of commercial space available
- Extensive frontage facing Hope Square
- Large external terrace also available
- New Full Repairing and Insuring Leases Available

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Location

Brewers Quay is a converted Victorian brewery on the south side of Hope Square near the Old Harbour in Weymouth. Much of the complex dates from 1903, when it was built as the Hope Brewery for John Groves & Sons Ltd. The property is currently closed but is to undergo extensive re-development to form commercial retail and restaurants on the ground floor with 47 residential units above.

Description & Planning

Brewers Quay extends to 4,712sqm (50,720 sq ft) and comprises of two buildings: the main building which was once the Devenish and Hope breweries, and a smaller L-shaped building known as the Coopers building which fronts onto Devenish Square, both of these buildings are referred to as the 'Brewers Quay Site'.

The site is Grade II Listed and lies within the Weymouth Town Centre Conservation Area. The surrounding area

is principally residential with some development to the north around Hope Square and Hope Street comprising of a mix of shops, bars, pubs and restaurants and some residential development.

Planning permission has been granted under **WP/18/00298/FUL** - This comprises the alterations & conversion of existing building to provide a museum; wet weather/ exhibition space & cultural space including a cookery school - A1/ B1 and D1 uses; 3 x Class A1/ A3 units; 47x Class C3 residential units including the residential conversion of the Coopers Building and other associated works.

We detail below the areas for the proposed commercial space based on delivery to a 'shell and core' condition with capped services.

- **Unit 1** - 207 sq m (2,228 sq ft)
- **Unit 2** - 173 sq m (1862 sq ft)
- **Unit 3 & 4** - 505 sq m (5,436 sq ft) - ability to sub-divide

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Rateable Value

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

Tenure

The units will be available by way of a new Full Repairing (service charge) and Insuring lease, term to be agreed.

Rental Guide

£20 per sq ft. Incentives will be given.

Energy Performance

The EPC will be provided on completion of the works.

Viewing

For a formal viewing, strictly by appointment with Savills.

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