



For Sale

Meram Kitchen, Dorchester
Restaurant Investment
Situating In The County Town's Principal Leisure/Retail Scheme

UNIT 2 THE BREWERY, BREWERY SQUARE, DORCHESTER, DORSET DT1 1HX

**Beautifully presented
building in the heart of
Brewery Square**

UNIT 2 THE BREWERY

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Restaurant investment situated in Dorchester's central leisure/retail scheme:

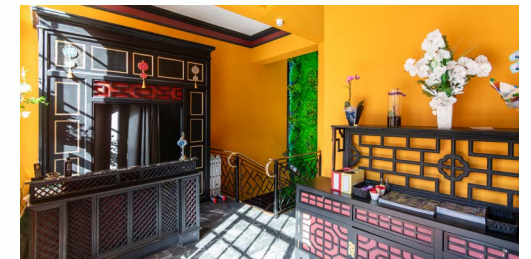
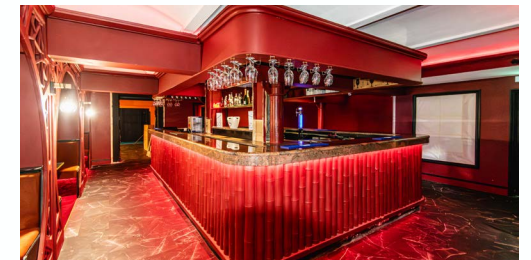
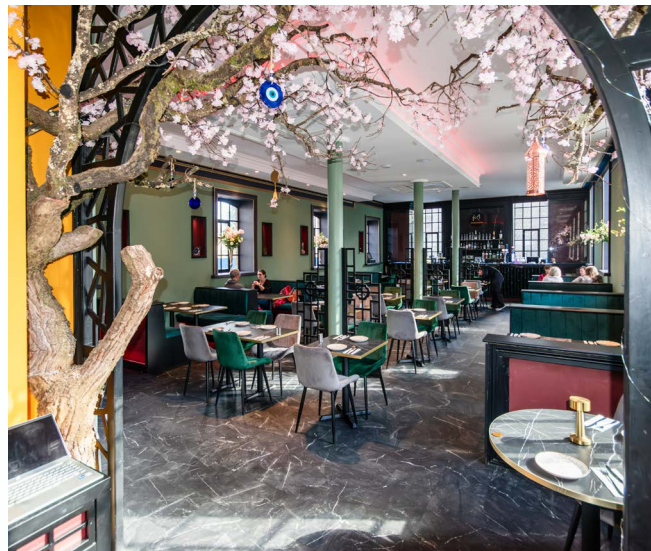
- Dorchester is the county town of Dorset
- Part of a vibrant leisure/retail scheme extending to approximately 170,000 sq ft
- Beautifully presented building overlooking The Square and the Fountain
- Arranged over ground floor and basement with an external seating area
- Let to a private individual trading as Meram Kitchen on a new 10 year lease from January 2025
- 3 yearly upward only open market rent reviews

Proposal

Current rent passing:
£45,000 per annum exclusive

Price
£450,000 exclusive of VAT

Reflecting a net initial yield of **9.57%**
allowing for purchaser's costs of **4.47%**





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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

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 development 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**.





Description

The premises are arranged over ground floor and basement with an external seating area with frontage to The Square and the Fountain.

The premises form part of a beautifully presented Grade II Listed building, being a former Brewery.

Tenancy

Tenant	A private individual (Erhan Kircal).
Term	10 years from 24 January 2025 until 23 January 2035.
Tenant Break	There is a tenant break option upon the 3rd anniversary of the term, being January 2028, subject to providing 6 months prior written notice.
Type of Lease	Full repairing and insuring.
Current Rent Passing	£45,000 per annum exclusive of all other outgoings.
Rent Reviews	Upward only, open market rent reviews upon every 3rd anniversary of the term.
Pre-Emption	The tenant has a right of pre-emption to purchase, in his favour for the term of the lease.

Tenure

The premises are secured by way of a 1,000 year lease from 1 January 2020 and ending in 3019, subject to a peppercorn rental if demanded.

EPC Rating

B - 39

Price / VAT

£450,000 exclusive of VAT, which reflects a net initial yield of **9.57%** allowing for purchaser's costs of **4.47%**.

We have been informed by our client that the premises are currently elected for VAT and it is anticipated that the sale will be dealt with by way of a transfer of a going concern.

Accommodation

The approximate areas are arranged as follows:

Ground floor	1,989 sq ft	184.8 sq m
Lower ground floor	3,073 sq ft	285.5 sq m
Total	5,062 sq ft	470.3 sq m

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Further information/viewings

For further information, please contact the joint sole agents, through whom all negotiations must be conducted.



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Important

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

