

BREWERS QUAY

HOPE SQUARE, NEWTON'S ROAD, WEYMOUTH, DORSET,
DT4 8US

TO LET/ FOR SALE

ATTRACTIVE AND PROMINENT COMMERCIAL UNITS IN VERY SOUGHT-AFTER
LOCATION

goadsby

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HIGHLIGHTS INCLUDE:

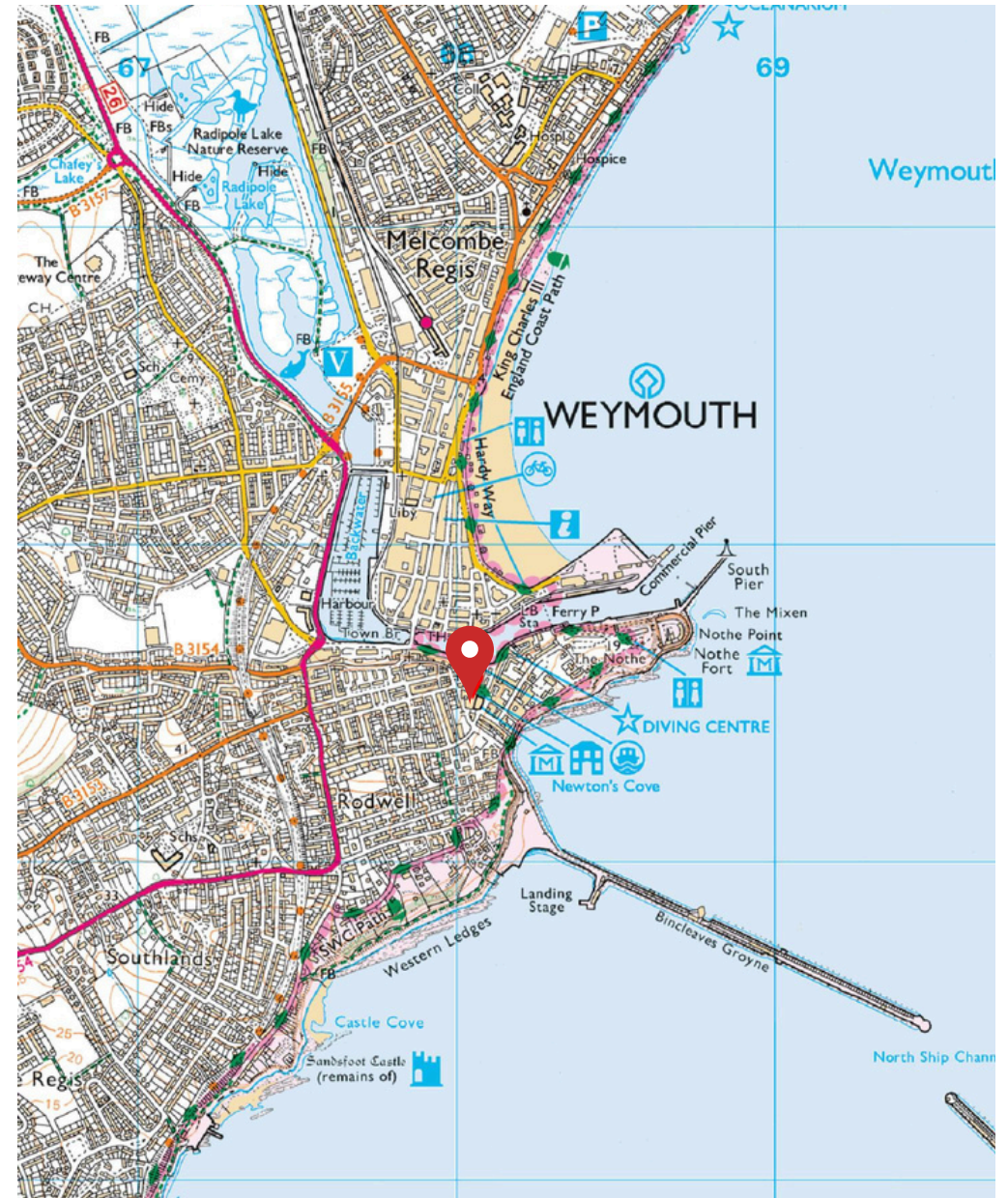
- Commercial Units – E Uses Permitted
- Affluent Weymouth Location
- Up to 8,319 sq. ft (772 sq. m) of commercial space available
- Extensive frontage facing Hope Square
- A large external terrace is also available
- New Full Repairing and Insuring Leases Available
- Incentives given

LOCATION

Brewers Quay is approximately 0.2 miles (0.32 km) from Weymouth Harbour and 0.5 miles (0.8 km) from the town centre, where you can find various shops and restaurants. The nearest bus stop is only 0.1 miles (0.16 km) away. Weymouth Train Station is about 0.6 miles (0.97 km) from Brewers Quay, offering rail services, including those to London, which take about 2.5 to 3 hours. Additionally, Dorchester, a nearby regional hub, is roughly 8 miles (12.9 km) away, accessible by a short train ride or a drive of about 15-20 minutes.

Weymouth has a population of 55,543 and is known as a seasonal town that becomes particularly vibrant during the summer months, attracting tourists to its beaches and events.

In 2023, 56 cruise ships, ranging from a capacity of 500 to 5,000 people aboard, docked in Weymouth, contributing to the bustling atmosphere and significant tourist influx.



DESCRIPTION

Brewers Quay both residential and commercial comprises of 4,712sqm (50,720 sq ft) and is set between 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’. There are circa 20 public car parking spaces available in addition at the rear of the property.

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 **P/FUL/2023/04876** – This comprises the alterations, extensions & conversion of existing building to provide a museum; 3no. class E units & 49no. residential units (use class C3) including associated works.

We detail below the areas for the proposed commercial space based on delivery to a ‘shell and core’ condition with capped services. The following are approximate Gross Internal Areas.

UNIT	GIA (M2)	GIA (FT2)
Retail Unit 1	296	3,183
Retail Unit 2	444	4,779
Retail Unit 3	78	835
Total	818	8,797

DELIVERY

Units 1 & 2 is set to complete in February 2025, with scaffolding set to be taken down May 2025. Unit 3 is set to be complete Summer 2026. The units will be let/ sold in a shell and core condition with capped services located at the rear of the unit(s).



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THE SCHEME

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 undergoing extensive re-development to form commercial retail and restaurants on the ground floor with 49 residential units above over 5 floors.

At the rear of the site the developer has taken the old Newtons Cove carpark and built a selection of six townhouses, with gardens, parking & terraces, plus a block of twelve newly built apartments. Also a redevelopment of the Coopers Mews at the rear of the site into three, 2-bedroom, single-storey dwellings.

EXTERNAL AREAS

Retail Unit 2 benefits from extensive external covers (Subject to pavement licence).

TENURE

The units will be available by way of a new Full Repairing (service charge) and Insuring lease, term to be agreed. Alternatively the units can be sold as a long leasehold interest of a 999 year (peppercorn) lease.

RENTAL GUIDE

Depending on covenant strength and quantum of space, the rental guide is between £15-£20 per sq. ft.

RATEABLE VALUE

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

EPC

The EPC will be provided on completion of the works.

VIEWINGS

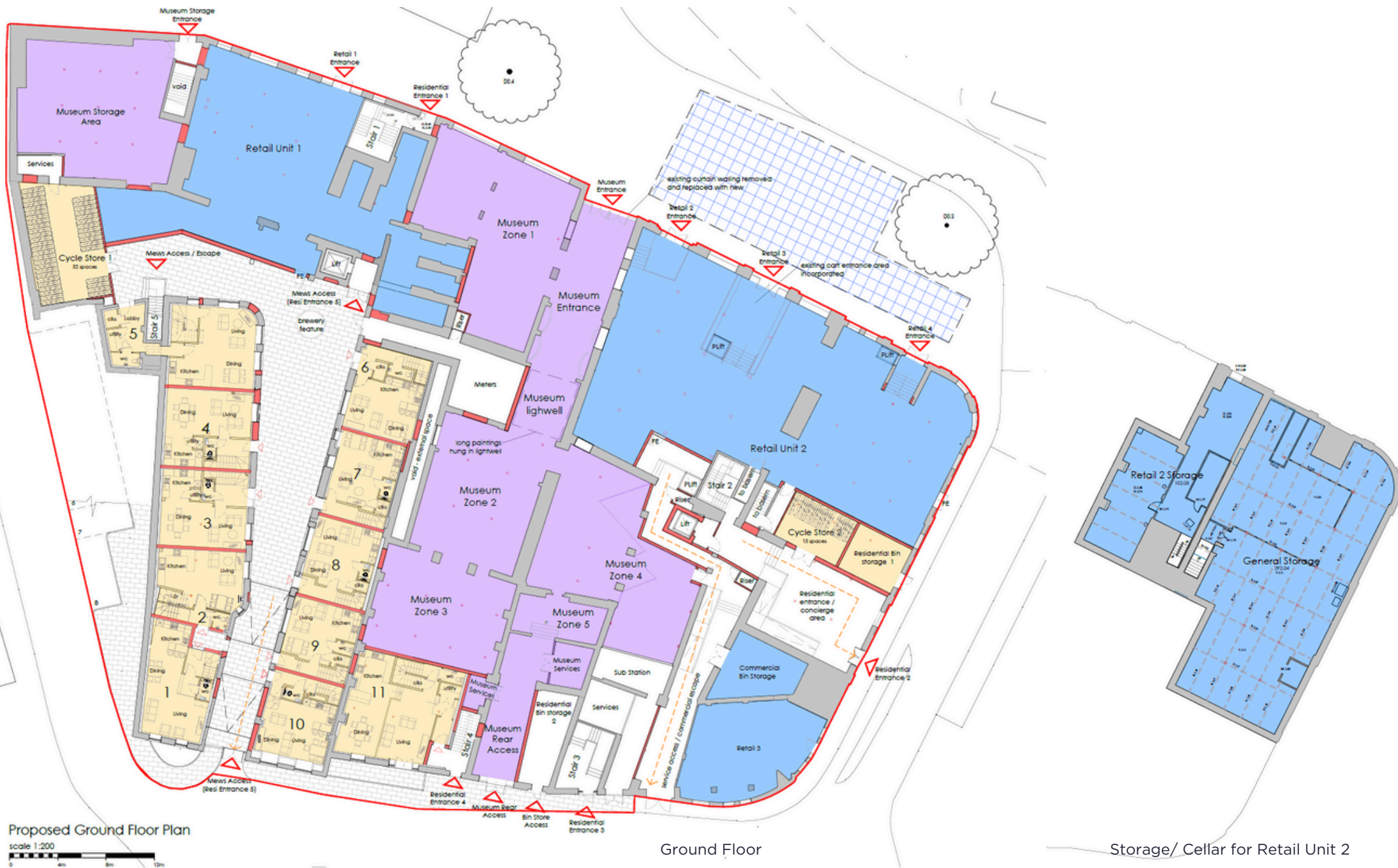
For a formal viewing, strictly by appointment with Goadsby & Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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Indicative Premises Drawings



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