

FOR SALE

PRIME DORCHESTER
TOWN CENTRE
**DEVELOPMENT
OPPORTUNITY**

FORMER MARKS & SPENCER, 48 SOUTH STREET, DORCHESTER DT1 1DQ 



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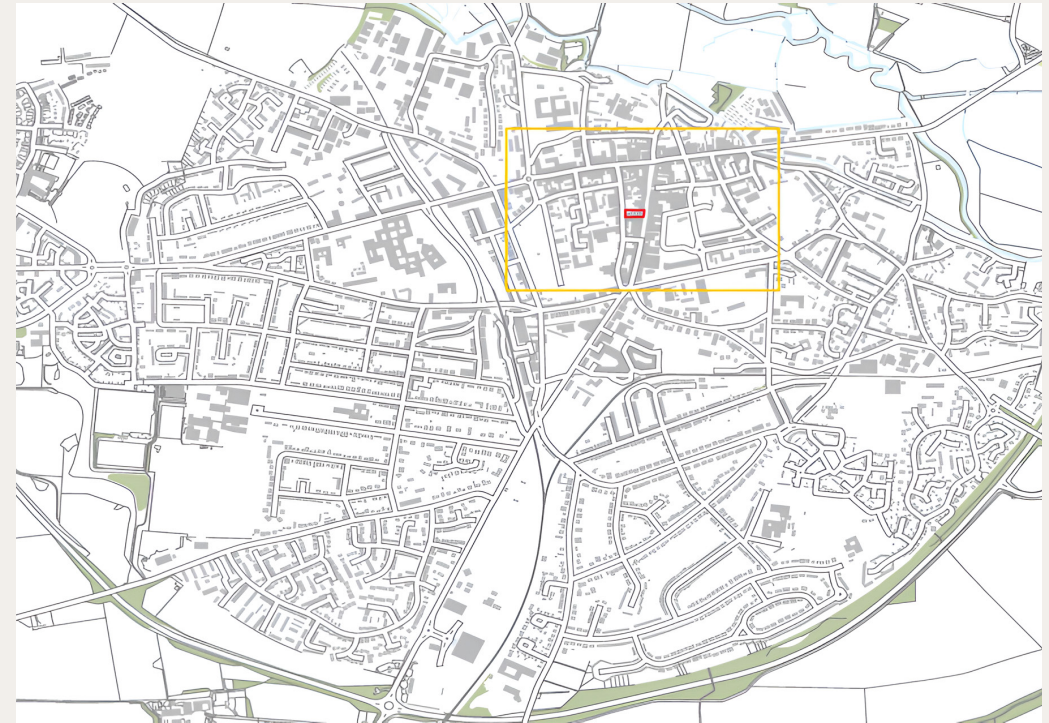
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LOCATION

THE TOWN

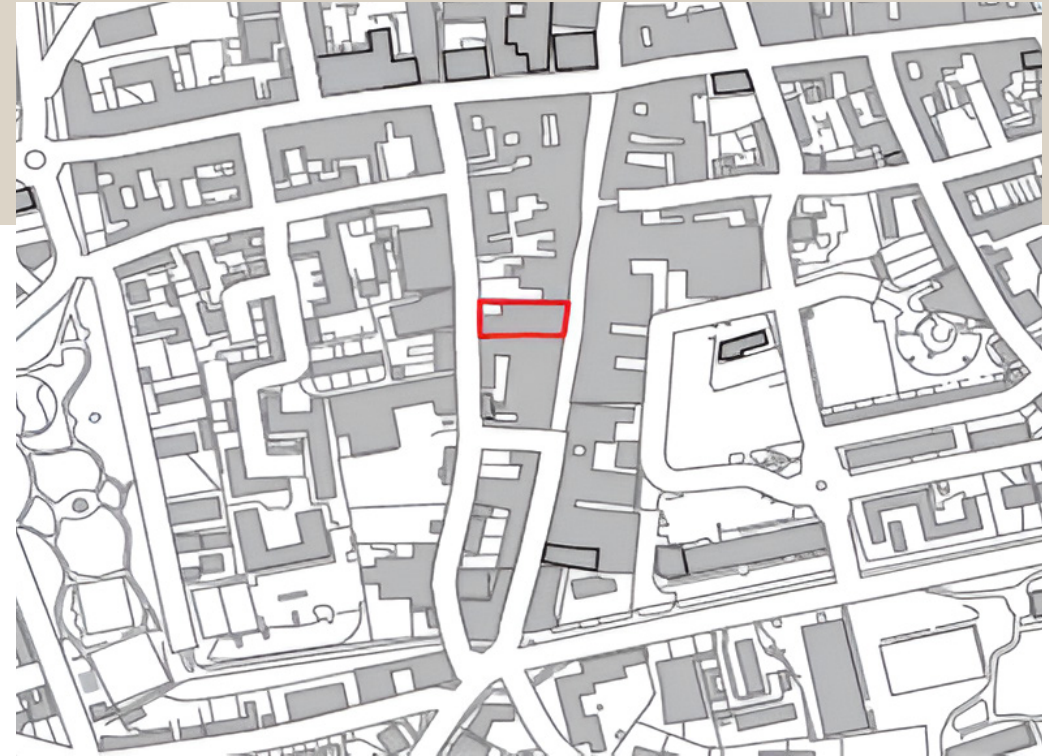
Dorchester is a distinguished historic county and market town nestled in the picturesque southwest of England. Perfectly positioned just 7 miles (11 km) north of the coastal resort of Weymouth and 20 miles (32 km) west of the vibrant town of Poole, Dorchester offers an ideal blend of accessibility and character.

- As the administrative centre for the prosperous County of Dorset, the town serves as the cultural and commercial heart of the region. With a population of 21,366 (Census 2021), Dorchester maintains an intimate, community-focused atmosphere whilst providing comprehensive amenities and services expected of a thriving market town.
- The town's rich heritage, dating back to Roman times, attracts significant tourism throughout the year, contributing to a dynamic local economy. This historical appeal is complemented by Thomas Hardy's literary legacy, as Dorchester served as the inspiration for his fictional Casterbridge. Visitors and residents alike are drawn to the town's authentic Georgian architecture, independent shops, and thriving weekly markets.
- Dorchester benefits from an affluent and loyal catchment area, with residents enjoying excellent quality of life, outstanding schools, and strong community spirit. The surrounding Dorset countryside provides stunning natural beauty, whilst the nearby Jurassic Coast UNESCO World Heritage Site offers world-class coastal scenery within easy reach.
- On the western outskirts of the town centre lies Poundbury, the visionary urban extension initiated by King Charles III (then Prince of Wales). This internationally acclaimed development is renowned for its classical architecture, walkable streets, and sustainable mixed-use design, seamlessly blending residential, retail, and commercial spaces. Poundbury has become a destination in its own right, attracting visitors interested in progressive urban planning whilst enhancing Dorchester's appeal as a forward-thinking yet heritage-rich location.

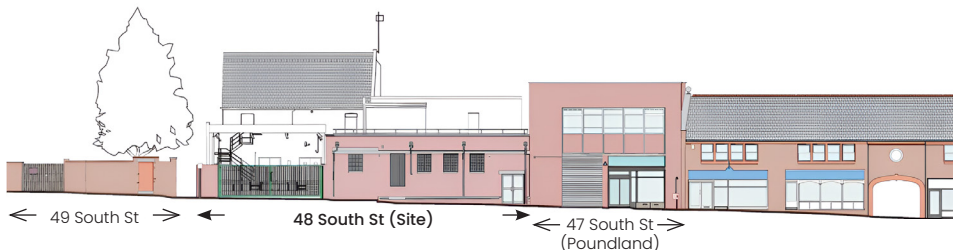


SITUATION

- The property is situated in a very central position on South Street, which is the main shopping street in the town and benefits from dual frontage onto Trinity Street to the rear.
- There is an abundance of parking nearby with over 600 spaces within walking distance of the property, at Trinity Street South Car Park (205 spaces), Acland Road Car Park (234 spaces) and Wollaston Field Car park (165 spaces).
- Waitrose and the Borough Gardens - featuring tennis courts, a play area and adult fitness equipment are both within a few minutes' walk away. Brewery Square, a lively open air shopping and leisure destination is only 0.3 miles to the south with an Odean Cinema, restaurants a Premier Inn, four star hotel and residential apartments.



1 Existing East Elevation (South St)
Scale: 1200



2 Existing West Elevation (Trinity St)
Scale: 1200

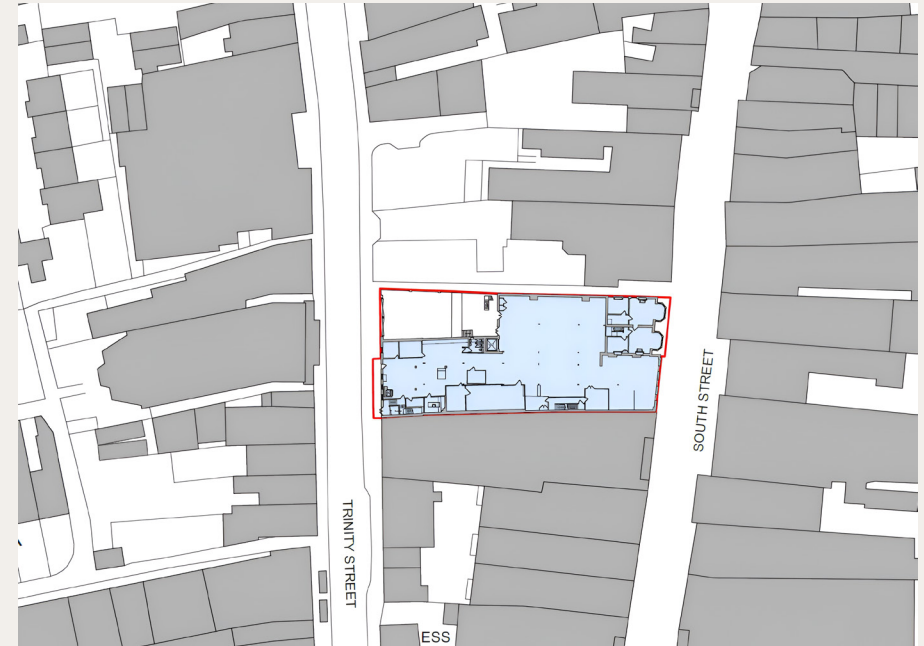
- Dorset County Hospital is 0.6 miles to the west, whilst Poundbury, an urban extension now home to more than 3,800 people and 200 businesses is 1.2 miles also to the west with easy access to the frequent bus services.
- Dorchester enjoys excellent rail connectivity, with two mainline railway stations both conveniently located just 0.4 miles (600 metres) from the property.
- Dorchester South station, positioned to the south of the property, provides regular direct services to Weymouth (10 minutes), Bournemouth (46 minutes), and London Waterloo (2 hours 36 minutes), offering seamless access to the capital and the south coast.
- Dorchester West station, located to the southwest of the property, operates direct services to Upwey (9 minutes), Weymouth (14 minutes), and Bristol Temple Meads (2 hours 26 minutes), providing convenient connections to the southwest and beyond.

THE PROPERTY

The property comprises the former Marks & Spencer's retail store totalling approximately 24,648 sq ft (2,290 sq m) arranged over ground, first, second and third floors (to part), occupying a site area of approximately 0.30 acres (0.12 hectares).

The floor areas (GIA) are as follows:

Ground Floor	10,021 sq ft (931 sq m)
First Floor	10,085 sq ft (937 sq m)
Second Floor	3,552 sq ft (330 sq m) (exc room not accessed)
Third Floor	990 sq ft (92 sq m)
Total	24,648 sq ft (2,290 sq m)



- At ground level, a large open-plan space extends toward the rear of the site at South Street level, creating a basement configuration at Trinity Street served by a single access staircase. Upper floors comprise extensive storage areas and office accommodation and a former duplex apartment/manger's accommodation.
- The rear service yard is accessed off Trinity Street and provides a loading bay with covered canopy and four marked parking spaces.
- We understand there is extensive asbestos containing materials (ACMs) present in the building and RAAC (Reinforced Autoclaved Aerated Concrete) have been identified throughout various areas of the structure. Please refer to the documents in the dataroom for further information.



PLANNING

CURRENT POSITION

The site benefits from full planning consent ref: P/FUL/2024/02583 granted 12th May 2025 for the demolition of the existing buildings and construction of a new five storey 102-bedroom hotel.

- The proposed hotel comprises 102 bedrooms with guest access from South Street and first-floor delivery access from Trinity Street. The ground floor features an open-plan reception and restaurant area that creates an active frontage onto South Street. Back-of-house facilities, including refuse storage and the plant room, are positioned toward the rear of the ground floor, along with a small number of bedrooms.
- Upper floors are accessed via the main staircase and lift located within the reception area. Two passenger lifts serve the upper levels, while a service lift at the rear of the hotel connects to the delivery bay. Accessible rooms are provided on each floor, and the top floor accommodates the enhanced 'Premier Plus' bedrooms.

- The main entrance faces onto the pedestrianised South Street and there is a drop-off point to the rear of the hotel on Trinity Street, with the alley providing access to the South Street entrance.
- The property is located in the town centre conservation area, in the Cornhill & South Street sub area. There are a number of listed buildings in the immediate vicinity of the site ranging in significance from Grade II to II*. The buildings that line South Street form a continuous facade, creating a strong sense of urbanity and enclosure.
- The property is situated in Flood Zone 1 and is at low risk of flooding.

South Street - Proposed



Trinity Street - Proposed

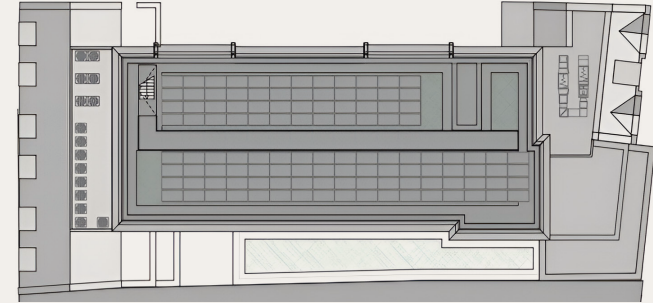


PLANNING

Proposed
Ground Floor Plan



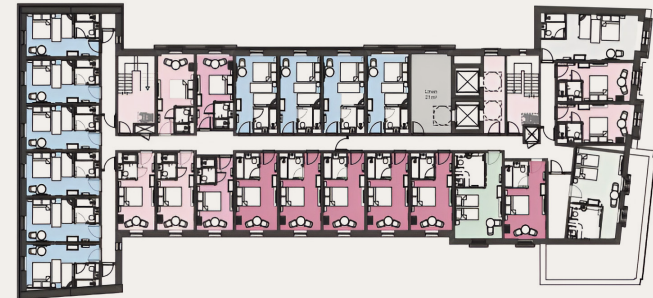
Proposed
Roof Plan



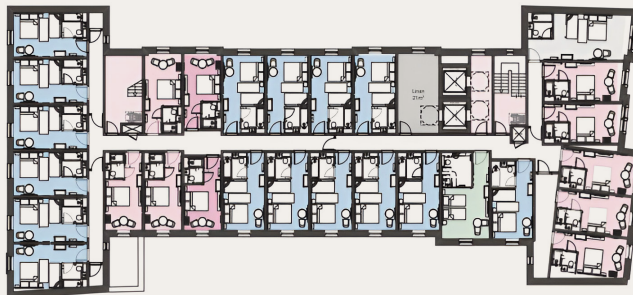
Proposed
1st Floor Plan



Proposed
3rd Floor Plan



Proposed
2nd Floor Plan



Proposed
4th Floor Plan



THE OPPORTUNITY

HOTEL

UK Hotel Investment: A Sector Surging Ahead

The UK hotel sector delivered exceptional investment performance in Q3 2025, with transaction volumes reaching approximately £1.04 billion—a remarkable 28% increase year-on-year. This positions hotels as one of the standout performers across commercial real estate, significantly outpacing offices, industrial, and retail sectors.

Direct Ownership Drives Market Activity

- Single-asset acquisitions dominated the quarter, accounting for over 90% of transactions as high-net-worth individuals and private equity investors seek tangible, directly manageable assets with transparent performance metrics.
- Regional Spotlight: The South West Opportunity
- The South West region experienced extraordinary growth, with deal volumes surging 360% to £180 million. This dramatic increase reflects sustained demand for staycation destinations and premium coastal experiences that continue to attract discerning travelers.

The Boutique Advantage

Boutique hotels—intimate, character-rich, single-asset properties—are emerging as the asset class of choice for sophisticated investors. These distinctive properties offer compelling advantages: predictable cashflows, enhanced liquidity, and operational control that diversified portfolios cannot deliver.

Dorchester

There are a number of hotel requirements in Dorchester with very little provision within the town centre.

RESIDENTIAL

- Dorchester is a popular destination for its unique blend of Roman history, literary heritage (as Thomas Hardy’s “Casterbridge”), and modern, vibrant attractions like Brewery Square.
- Residential property in Dorchester is in demand with the town’s growing population, coupled with a shortage of housing supply, has helped fuel this. The demand is not only limited to the town centre but extends to the surrounding areas, such as Poundbury where new housing developments have emerged.
- There is currently a lack of housing development opportunities in the town centre and therefore we believe there will be demand for housing on the subject site in this location.



An illustrative view of the proposed hotel on the site of the former Marks & Spencer store on South Street

RETIREMENT / CARE HOME / EXTRA CARE

- The retirement, care home and extra care market in Dorchester includes a range of housing solutions, such as retirement villages, assisted living facilities, and extra care developments. These properties are designed to offer various levels of care and support, allowing residents to maintain their independence and quality of life while having access to assistance when needed.
- Dorchester has seen a growing interest in retirement properties due to its growing population of older adults, attractive location, amenities, and healthcare infrastructure. The historic county town offers a blend of rich heritage and natural landscapes, including cultural attractions, local markets, and the scenic Dorset countryside. Additionally, Dorchester has a well-established healthcare system, ensuring that retirees have access to medical facilities and services.
- Extra care developments have gained popularity in Dorchester. These developments provide self-contained apartments or bungalows, often with communal facilities and on-site care services. They aim to cater to retirees who value their independence but want the reassurance of support and care options if required.

RETAIL

- The property occupies a prime retail pitch in Dorchester’s commercial core with substantial double frontage, delivering exceptional visibility and prominence for major retail occupiers.
- Rare operational advantages include dedicated rear access from South Street, providing essential loading and servicing capabilities as well as on-site staff car parking. This combination of prominent retail frontage, functional service access, and practical parking provision creates an attractive opportunity for substantial retail operators targeting the Dorchester market.

PRIME DORCHESTER TOWN CENTRE
DEVELOPMENT OPPORTUNITY

FURTHER INFORMATION



TENURE

The property is offered freehold with vacant possession.



GUIDE PRICE

Please contact the marketing agents.



VAT

The property is elected for VAT.



DATA ROOM

A comprehensive dataroom can be accessed upon request.



VIEWINGS

All viewings are to be made strictly by appointment only via the marketing agents.

CONTACT

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