

Unit 21 | Piries Place |
Horsham | RH12 1EH

Ground & First Floor Bar/Restaurant
within Vibrant Mixed Use Scheme |
99.03 Sq.m (1,066 Sq.ft)





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Location

Horsham is a historic and affluent market town, which benefits from strong transport links to London, Gatwick Airport & the south coast. Situated in West Sussex, Horsham is strategically located 40 miles south of Central London, 23 miles north of Brighton & 9 miles west of Crawley. Horsham is a popular London commuter town, with regular direct rail services to London Victoria and London Bridge.

Piries Place is a 50,000 Sq.ft mixed use development located in the heart of Horsham town centre providing a high quality leisure-led destination, complimenting the existing retail & leisure provision.

The development provides an outside dining & entertainment piazza situated alongside Everyman Cinema & Premier Inn. Other occupiers within the scheme include The Red Deer Pub Brasserie; Miller & Carter Steakhouse; Sit & Sip; Starbucks and The M Bar. The scheme is close to the new 516 space car park.

Description

The property comprises a bar arranged over ground and first floors, with external seating.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Ground floor		35.86 Sq.m		386 Sq.ft
First floor		63.17 Sq.m		680 Sq.ft
Total		99.03 Sq.m		1,066 Sq.ft

Lease

A new effectively full repairing and insuring lease is available upon terms to be agreed from January 2024.

Rent

£25,000 per annum exclusive.



VIEWINGS - Strictly by appointment

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Planning

The property benefits from planning permission for a drinking establishment, falling within a Sui Generis Use Class.

VAT

VAT is applicable upon the terms quoted.

Service charge

£4,232.91 per annum.

The service charge is applicable towards the upkeep and maintenance of the common parts of the estate.

Rates

The VOA website shows that the new Rateable Value from April 2023 will be £15,000.

For rates payable please refer to the Local Charging Authority, Horsham District Council - 01403 215100.

EPC

Further details available upon request. D 89.

Legal costs

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

Contact

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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