

# Unit 13 | Piries Place | Horsham | RH12 1NY

Vibrant Mixed Leisure, Restaurant & Retail Scheme | 268.30 Sq.m (2,888 Sq.ft)





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#### Location

Horsham is a historic and affluent market town with a vibrant centre and 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, with adjacent complimentary occupiers situated on East Street and Carfax.

The scheme provides outside dining & entertainment areas situated alongside an Everyman Cinema & Premier Inn. Other occupiers within the scheme include The Red Deer Pub Brasserie; Miller & Carter Steakhouse; Sit & Sip; Starbucks; The Burger Shop Co and The M Bar.

Unit 13 is located immediately opposite a new 320 space car park.

Units 4, 5 and 6 are currently in the process of being amalgamated and fitted out for occupation at the beginning of 2023, by an exciting new restaurateur.

Full details of Piries Place can be viewed at www.piriesplacehorsham.com.

#### Description

The premises currently comprise large open plan, ground floor accommodation benefitting from excellent return frontage along with provision for extensive outdoor seating in addition to rear loading facilities and opposite one of Horsham's main town centre car parks.

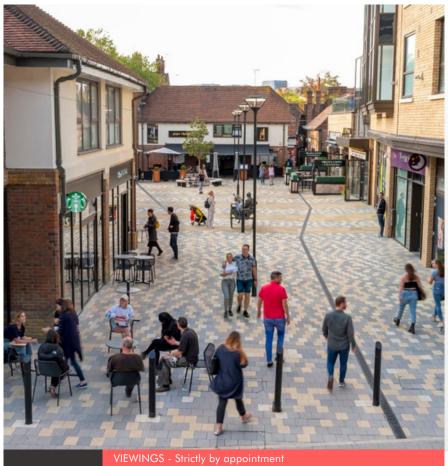
#### Accommodation

The property has the following approximate net internal floor area:

Total 268.30 Sq.m 2,888 Sq.ft

#### Terms

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



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#### VAT

VAT is applicable upon the terms quoted.

#### Service charge

There shall be a service charge towards the upkeep and maintenance of the common parts of the estate. Further details upon request.

#### **EPC**

Upon enquiry.

#### Rates

The VOA website shows that the new Rateable Value from April 2024 will be £71,000.

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

## Legal costs

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

## Leasing brochure

Here >

## Contact

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