

Unit 13 | Piries Place | Horsham | RH12 1NY

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





Unit 13 | Piries Place | Horsham | RH12 1NY

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
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Terms

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



VIEWINGS - Strictly by appointment

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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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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

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

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



CARFAX

COPNALL WAY

PIRES PLACE

SERVICE AREA

STANS WAY

EAST STREET

PARK PLACE

PARK WAY

CHOCOCO
CAFE
TRANSFORM
BEAU SAL
VAC BANK/FIN
THE NATURAL
WAY HEALTH FC
VAC
NATIONWIDE
BUILDING
SOCIETY
NATWEST
BANK
CELLY'S
HAIR
HENRY ADAMS
ESTATE AGENT
THE FIDELITY
ESTATE AGENT
ASBESTOS
TESTING
NATIONWIDE
BUILDING
SOCIETY

COLLETTE VALE
DAVE
BARCLAYS
BANK
NON STOP
PARTY SHOP
RYMAN
STATIONER

MIDDLE STREET
ANCHOR HOTEL
PUBLIC HOUSE
CAFE AT NO 4
BIROUX
BIROUX
ANGRIEM
STEWARDS
THE GALLERY
HAIRDRESSING

HL THABEA
CARMELA
DELI
VAC BANK/FIN
CLOISON
CLOTHING
CERAMIC
SHANK
ART & CRAFT
ITALIAN RESTAURANT
NANDO'S
PORTUGUESE REST
COTE
FRENCH RESTAURANT
DENTAL
SURGERY
IZMIR
BAR &
RESTAURANT

ANCHOR COURT
MONTE
FORTE
PIZZA REST
WAGAMAMA
RESTAURANT
ASIAN
RESTAURANT

24B VACANT
25 VACANT
26 VACANT
27 28A VACANT
28 VACANT
29 VACANT
30 VACANT
31 VACANT
32 VACANT
33 VACANT
34 VACANT
35 VACANT
THE M BAR
ASIAN REST
VACANT
POLYTHON
BAR
VACANT
TURKUAZ
BURGER SHOP CO
STARBUCKS
COFFEE SHOP
THE FEED DEER
FRENCH RESTAURANT
MILLER & CARTER
BRITISH RESTAURANT
EVERYMAN
CINEMAS
SIT & SIP
BAR
PREMIER INN

5B VACANT
5A VACANT
5 VACANT
BLACK ROSE
RESTAURANT
TROYAN
RESTAURANT
ROCKWELLA ST
PIZZAEXPRESS
PIZZA RESTAURANT
MUNGO'S
BAR
SUNNA &
CO HAIR
SANCTUARY
HAIR
PRETTY THINGS
CAFÉ
UNDA
ALTN
THE ASHBYN
FIELD
STYLISH
LIMASSOL
CONFERENCE STORE

DWELLINGS
MULTI-STOREY
(320) (ACTUAL)
DWELLINGS
BURTONS COURT

OFFICE



North