

# Unit 7 | Piries Place | Horsham | RH12 1EH

To Let | Partly fitted restaurant within  
vibrant mixed use scheme | 143.44 Sq.m  
(1,544 Sq.ft)





## Unit 7 | Piries Place | Horsham | RH12 1EH

### Location

Horsham is a historic and affluent market town with an extremely vibrant centre.

It is a popular commuter town, benefiting from strong transport links to London, Gatwick Airport & the south coast.

Horsham is strategically located 40 miles south of Central London, 23 miles north of Brighton & 9 miles west of Crawley.

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. The area boasts 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 and The M Bar.

The scheme sits adjacent to a new 320 space car park.

### Description

The premises currently comprise a partly-fitted restaurant at ground floor providing approximately 59 covers and outdoor seating for an additional 30 covers.

The kitchen area is visible from the main dining area. There is an extraction system, fresh air system and air conditioning and food preparation/wash up area.

The unit also benefits from a refrigerated cellar, plant room, manager's office, staff area and WCs comprising 3 x unisex and 1 x accessible WC.

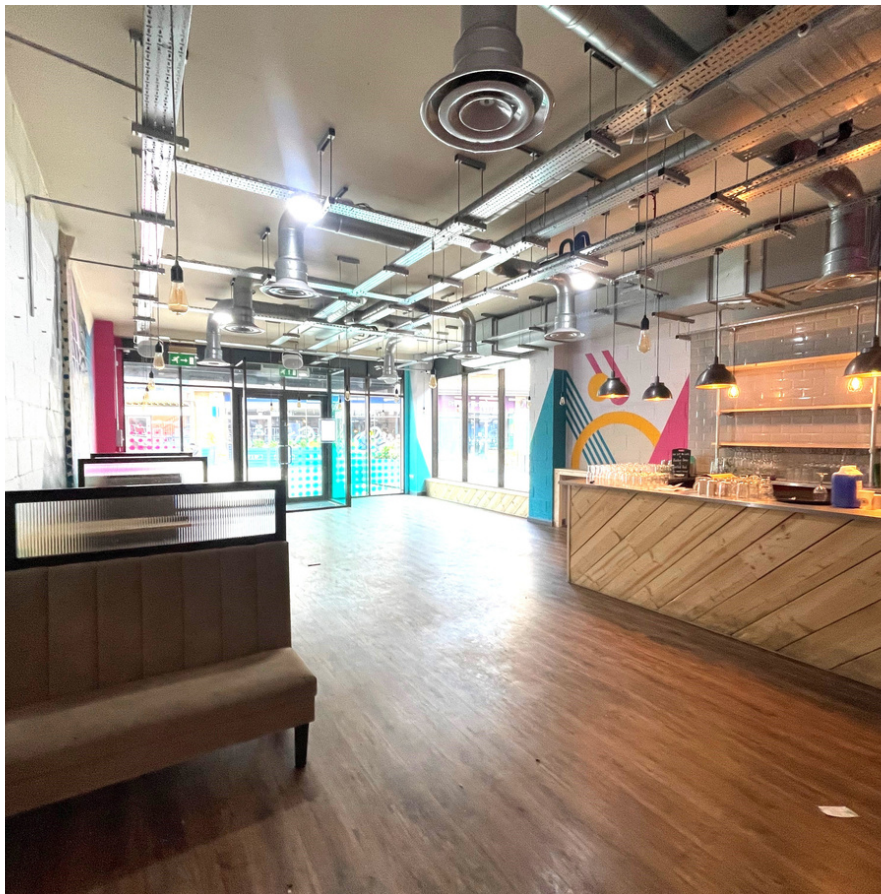
### Accommodation

The accommodation comprises the following approximate gross internal floor area:

Total	143.44 Sq.m	1,544 Sq.ft
-------	-------------	-------------

### Terms

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



VIEWINGS - Strictly by appointment

## Unit 7 | Piries Place | Horsham | RH12 1EH

### Rent

£40,000 per annum exclusive. VAT will be applicable.

### Service charge

A service charge is applicable towards the upkeep and maintenance of the common parts of the estate. Further details upon request.

### EPC

An EPC has been commissioned and is awaited.

### Rates

The VOA website shows that the Rateable Value from April 2024 will be £28,750.

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

Damian Sumner  
07974 085738  
damian.sumner@brasierfreeth.com

### Or our joint agents

Jonathan Mack (Crickmay)  
07557 562699  
jm@crickmay.co.uk

Cyrus Amini (Crickmay)  
07828 117785  
ca@crickmay.co.uk

[brasierfreeth.com](https://brasierfreeth.com)

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 Buyer/Funder/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 >

