

Coughlans Bakery

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Artisan
Baking
Since 1937

ANOVA
CHARTERED ACCOUNTANTS

TO LET | GROUND FLOOR RETAIL UNIT

UNIT 1 PIRIES PLACE
HORSHAM RH12 1EH

bf
brasier freeth

UNIT 1 PIRIES PLACE HORSHAM

RH12 1EH

LOCATION

Horsham is a historic and affluent market town with a vibrant centre, benefiting 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 with a fastest journey time of 50 minutes. The town also has excellent road communications primarily due to the A24 trunk road, which is situated west of the town centre.

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 offer in the area. The scheme benefits from outside dining & entertainment areas situated alongside an Everyman Cinema & Premier Inn. Other occupiers include The Red Deer Pub Brasserie, Miller & Carter Steakhouse, Sit & Sip, Starbucks, The M Bar, and the recently opened Turquaz.

The scheme also includes a wide range of independent retail occupiers and sits directly adjacent to a new 320-space car park.

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

Retail Opportunity
TO LET



UNIT 1 PIRIES PLACE HORSHAM

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Retail Opportunity
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DESCRIPTION

The premises comprise a ground floor retail unit providing open plan space with a separate partitioned office/store, WC and a kitchen area.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	48.68 Sq.m	524 Sq.ft

TERMS

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

RENT

£20,000 per annum exclusive. VAT will be applicable.



UNIT 1 PIRIES PLACE HORSHAM

EPC

Further details available upon request. C 57.

BUSINESS RATES

The VOA website shows that the Rateable Value from April 2024 will be £16,750. For rates payable please refer to the Local Charging Authority, Horsham District Council 01403 215100.

LEGAL COSTS

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

VAT

VAT will be applicable on the terms quoted.

SERVICE CHARGE

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

LEASING BROCHURE

Here



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These particulars are intended as a guide and just 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 of the parties, Details of the proposed transaction, Details of the parties' relationship with 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.

brasierfreeth.com 