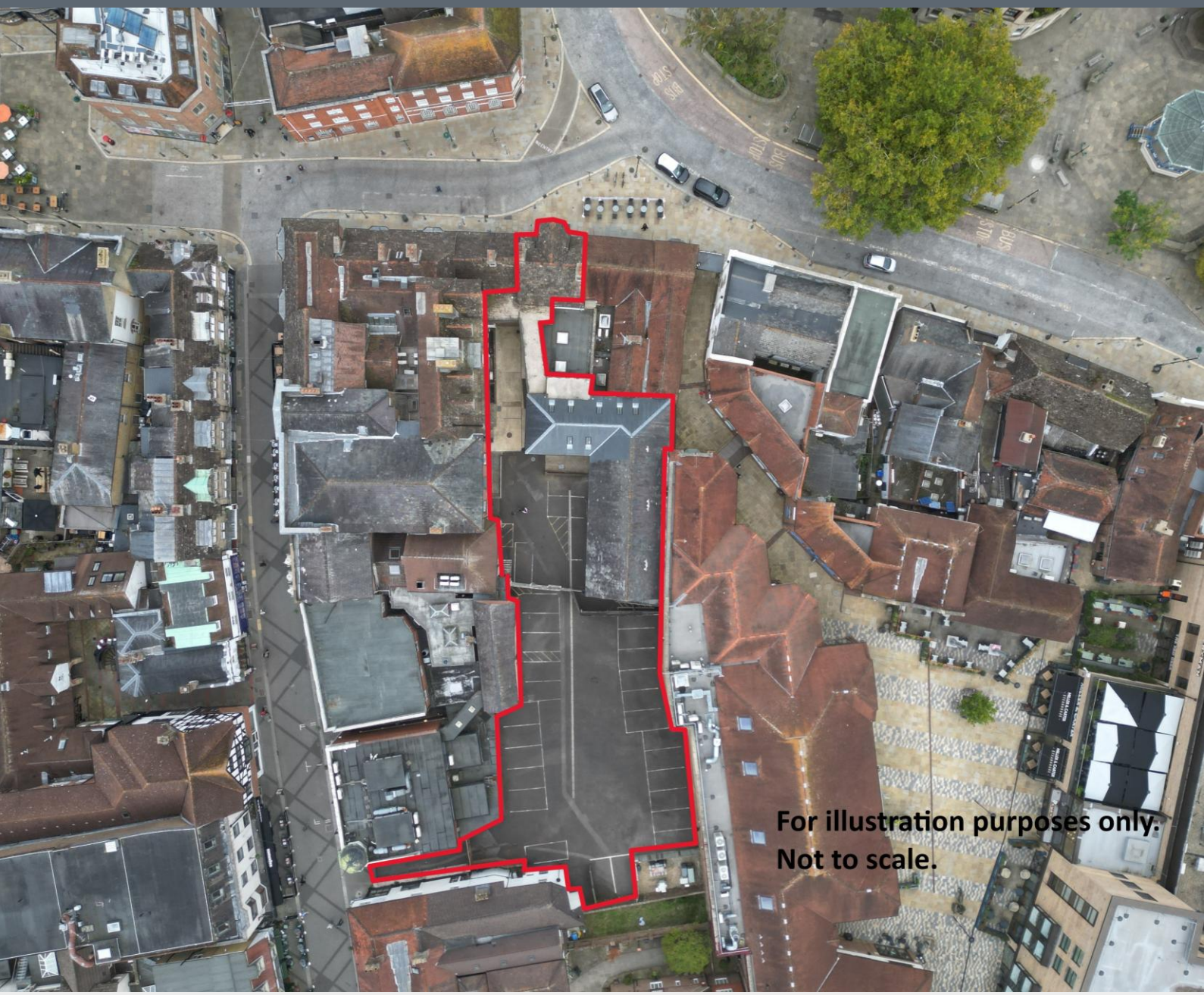
TO LET

SUBSTANTIAL TOWN CENTRE FORMER HOTEL ACCOMMODATION CONSIDERED SUITABLE FOR A VARIETY OF DIFFERENT USES (STPC) TOGETHER WITH AMPLE CAR PARKING

25 Piries Place, The Hayloft and Annexe, Horsham, RH12 1EH



T: 01403 264259 | crickmay.co.uk

Location

Horsham is a historic and affluent market town, within West Sussex, 40 miles south of Central London, 23 miles north of Brighton and 9 miles west of Crawley. The town is very well connected by road, rail and air with direct rail services to Gatwick Airport, London Victoria, London Bridge and stations across the south coast. Nearby major road networks include the A24 and A264 providing easy routes to the motorway network and beyond.

The subject property is accessed from both 25 Piries Place and also via a large car park to the rear, which in turn is accessed from Horsham's Carfax and East Street.

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 for the local area, complimenting the existing retail & leisure within the town centre. 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, The M Bar, Broadbridges Clothing, Turquaz and D'arcy's Wine Bar.

Within the Carfax there are a variety of retailers, along with a number of local and national estate agencies, restaurants, coffee shops and service providers.







Description

This substantial town-centre opportunity is configured across two inter-connecting buildings, with links at both ground and first floor. The accommodation provides a ground floor retail area with substantial ancillary accommodation at first floor level and within both the ground and first floors of the inter-connected Annex building. There is further ancillary / office accommodation within the 1st & 2nd floors of 35 Carfax, which is also accessed internally via a link at first floor, or via a self-contained access from the car park.

The buildings can either be accessed via a gated entrance off the Carfax or East Street, or via the retail entrance of 25 Piries Place

Accommodation

The premises have the following approximate net internal areas:-

Description	Size sq m	Size sq ft
25 Piries Place		
Ground Floor	75.62	814
First Floor (The Hayloft)	70.05	754
The Annexe		
Ground Floor	78.41	844
First Floor	78.41	844
35 Carfax		
First Floor Office	11.25	121
Second Floor Office	17.59	189
Total	**331.33**	**3,566**

Tenure

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

Planning

The premises are understood to currently benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

The premises are considered suitable for a wide variety of uses, subject to any planning permission required, to include Retail, Financial & Professional Services, Café and Restaurant, Office, Research & Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres, Day Care Nurseries, Leisure Uses - Entertainment, Sport, and Relaxation.

Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
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Rent

Rental offers are invited for the premises. Further details are available upon request.

VAT

VAT is not applicable on the terms quoted.

Business Rates

To be re-assessed, following refurbishment and occupation of a tenant.

EPC Rating

Will require re-assessment once the accommodation has been refurbished.

Legal Costs

Each party to be responsible for their own legal costs.

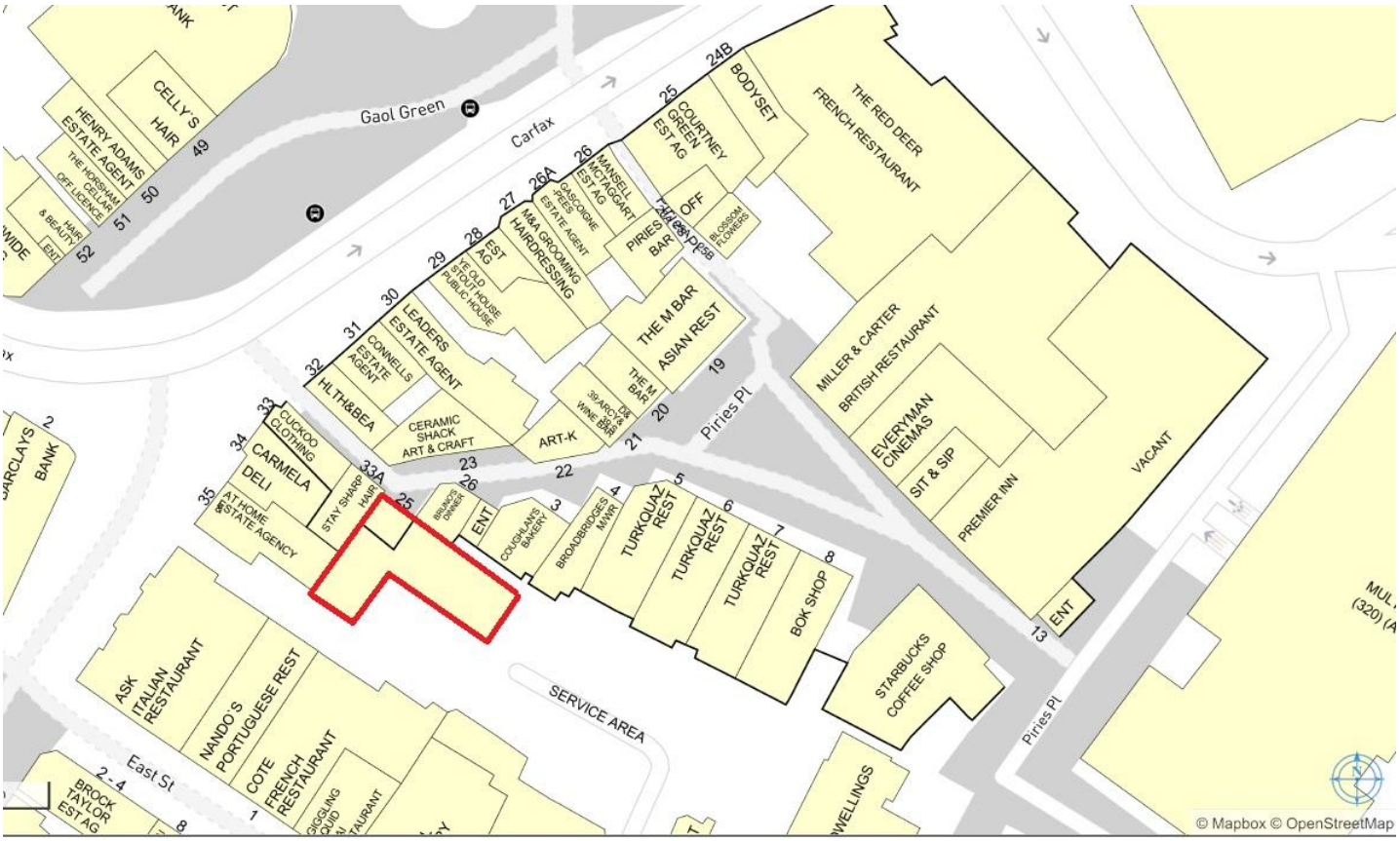


Viewing & Further Information



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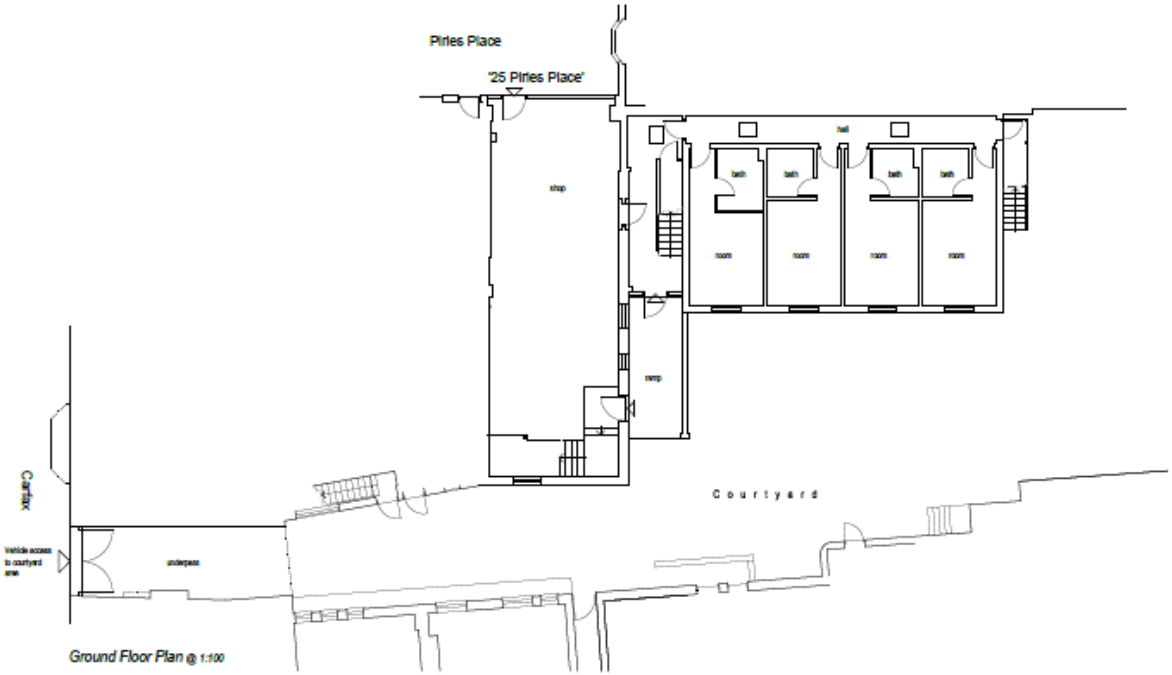
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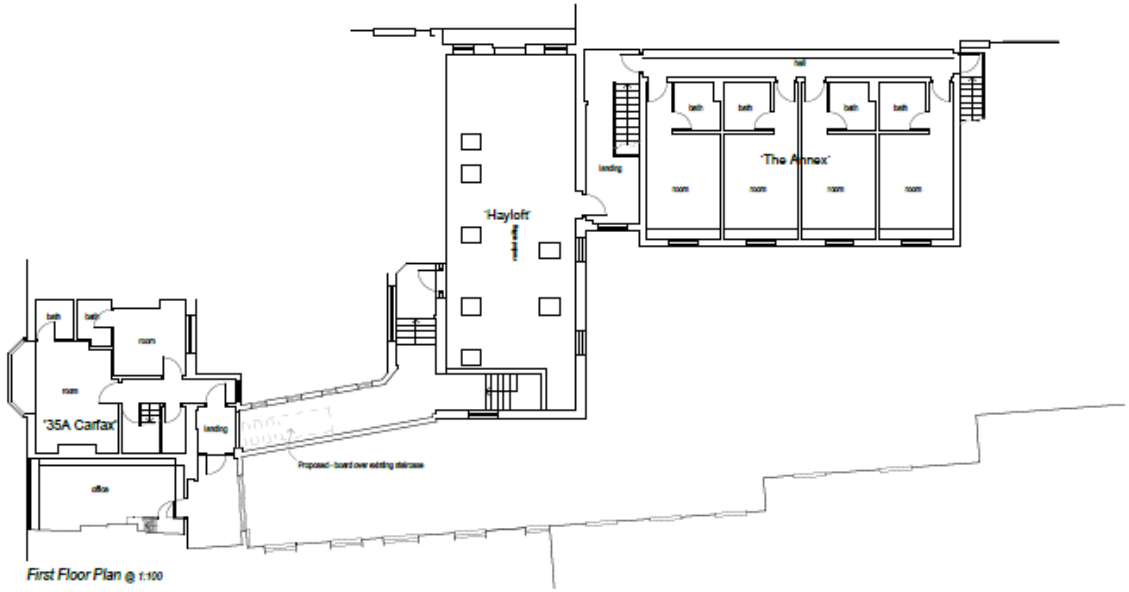
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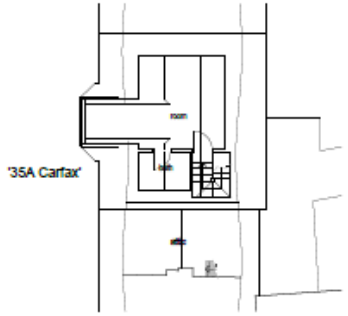
Ground Floor Plan @ 1:100



Block Plan



First Floor Plan @ 1:100



Second Floor Plan @ 1:100

Rev	Description		Date
Job Reference: Office and Shop 35A Carfax / 25 Piries Place Horsham		Client: Brightwood Ltd	
Drawing Title: Conveyance Plan		Drawing No: ADC909/03	Rev
Date: 21.07.21	Scale: 1:100	Orig Size: A1	Plot Style: ADC.ctb
Drawn: AD	Checked: AD		

ADC Alistair Dodd Consulting
Architectural Services