

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

**TOWN CENTRE ACCOMMODATION
CONSIDERED SUITABLE FOR A VARIETY
OF DIFFERENT USES (STPC)
TOGETHER WITH EXTENSIVE CAR PARK**

The Annexe, Piries Place, Horsham, RH12 1EH



Summary

Available Size	1,688 sq ft
Rent	Rent on application
Business Rates	To be re-assessed
EPC Rating	Upon enquiry

Description

This town centre opportunity provides accommodation over ground and first floors and benefits from an extensive car park to the rear.

N.B. 25 Piries Place and the Hayloft, which are presently interlinked could also be included by way of separate negotiation. Details on application.

Location

Horsham is a historic and affluent market town 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. Piries Place is a 50,000 sq ft mixed use development located in the heart of the town centre providing a high-quality leisure-led destination for the local area, complimenting the existing retail & leisure within the 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 and Turquaz. 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. The premises can either be accessed via a gated entrance off the Carfax, or East Street.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	844	78.41
First Floor	844	78.41
Total	1,688	156.82

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.

Tenure

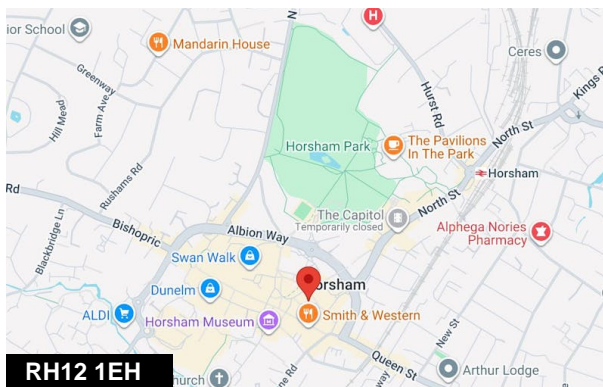
A new effectively full repairing and insuring lease is available upon terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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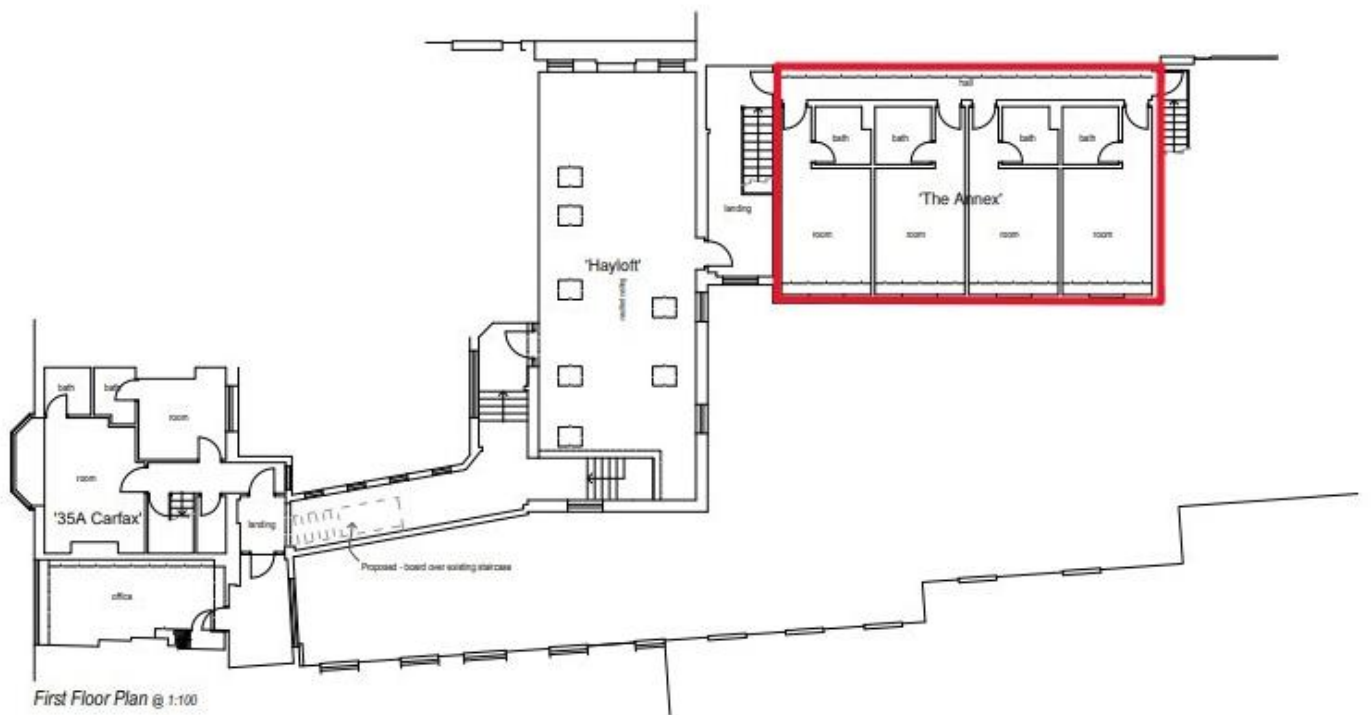
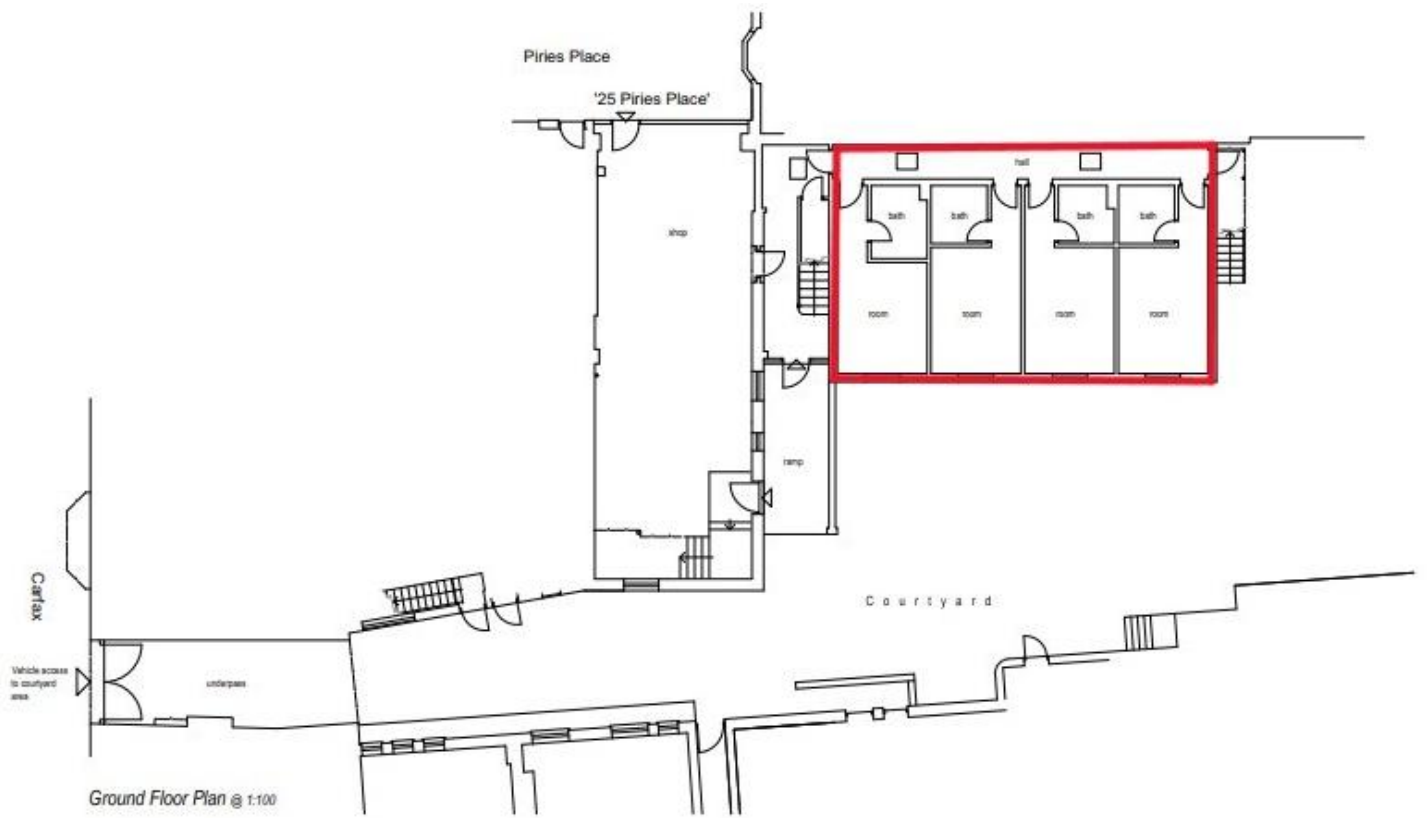
Crickmay Chartered Surveyors

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