

TO LET

HORSHAM PARK RECREATION/LEISURE PREMISES 2,310.50 SQ M (24,870 SQ FT)

The Rec Rooms, Albion Way, Horsham, RH12 1AH



Summary

Available Size	24,870 sq ft
Rent	Rent on application. VAT may be applicable.
Business Rates	Rateable Value of £99,000 with a UBR of 55.5 p in £.
EPC Rating	C (59)

Location

Premises are situated in the centre of Horsham Park which offers easy walking distance to both the town centre and Horsham's mainline railway station, both approximately 5 minutes by foot. A pay and display car park is situated adjacent, along with a number of other surrounding pay and display car parks including multistorey within the town. The Capitol is located close by, offering leisure activities including a theatre, cinema screens and an art display area. There is an Everyman cinema located within the town's re-developed Piries Place alongside restaurants and bars. Horsham also boasts a number of well-known operators including Marks and Spencer, Next, Pret a Manger and Oliver Bonas to name a few. The town is also home to some well known office occupiers such as Royal & Sun Alliance and Creative Assembly.

Horsham District had a population of approximately 146,800 in 2021 with the demographics falling into these year age groups: 0-16: 16.54 %, 16-64: 60.62% and 65+: 22.84% according to figures published by the ONS.

Description

Premises comprise standalone accommodation over lower ground and upper ground floors, with previous uses including a bowling alley, nightclub, pool hall, live music venue, ice skating and roller blading rinks. The raised ground floor formerly used as a bowling alley is predominantly open plan and benefits from a large recreation area; commercial kitchen; eating area; party rooms and WC's. The ground floor provides a number of bar and leisure areas which until recently were used as a bar and live music / entertainment area. Both floors are self-contained. There is also a self-contained kiosk at the front of the premises, previously used as an ice cream counter.

The premises are considered suitable for a wide variety of leisure uses.

Planning

The premises benefit from Sui Generis use.

The premises benefit from a licence allowing trade at the following times:

Sunday - Wednesday: 10.00 - 00.00

Thursday - Saturday: 10.00 - 02.00

Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Raised Ground Floor	12,207	1,134.07
Ground Floor	12,524	1,163.52
Kiosk	139	12.91
Total	24,870	2,310.50

Lease

A new lease is available on terms to be agreed.







Viewing & Further Information



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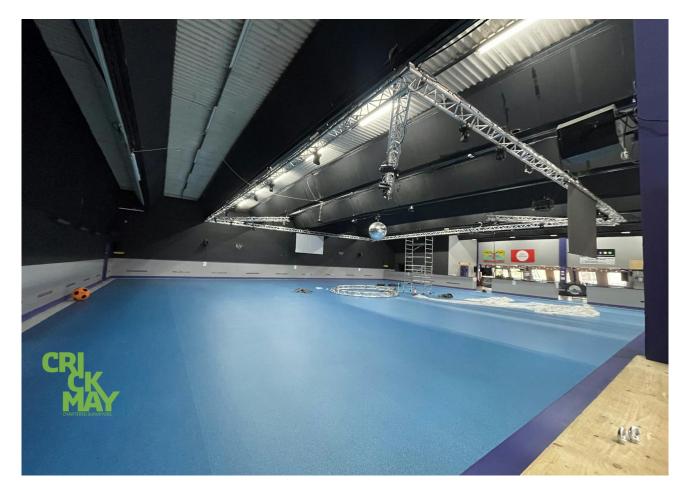


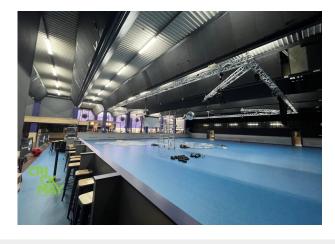
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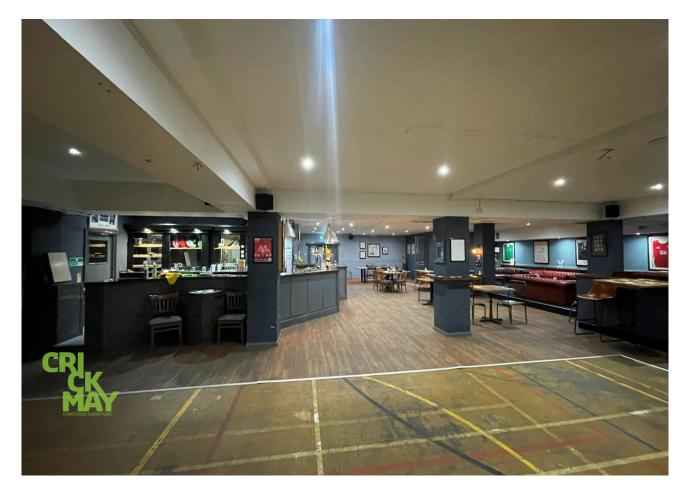










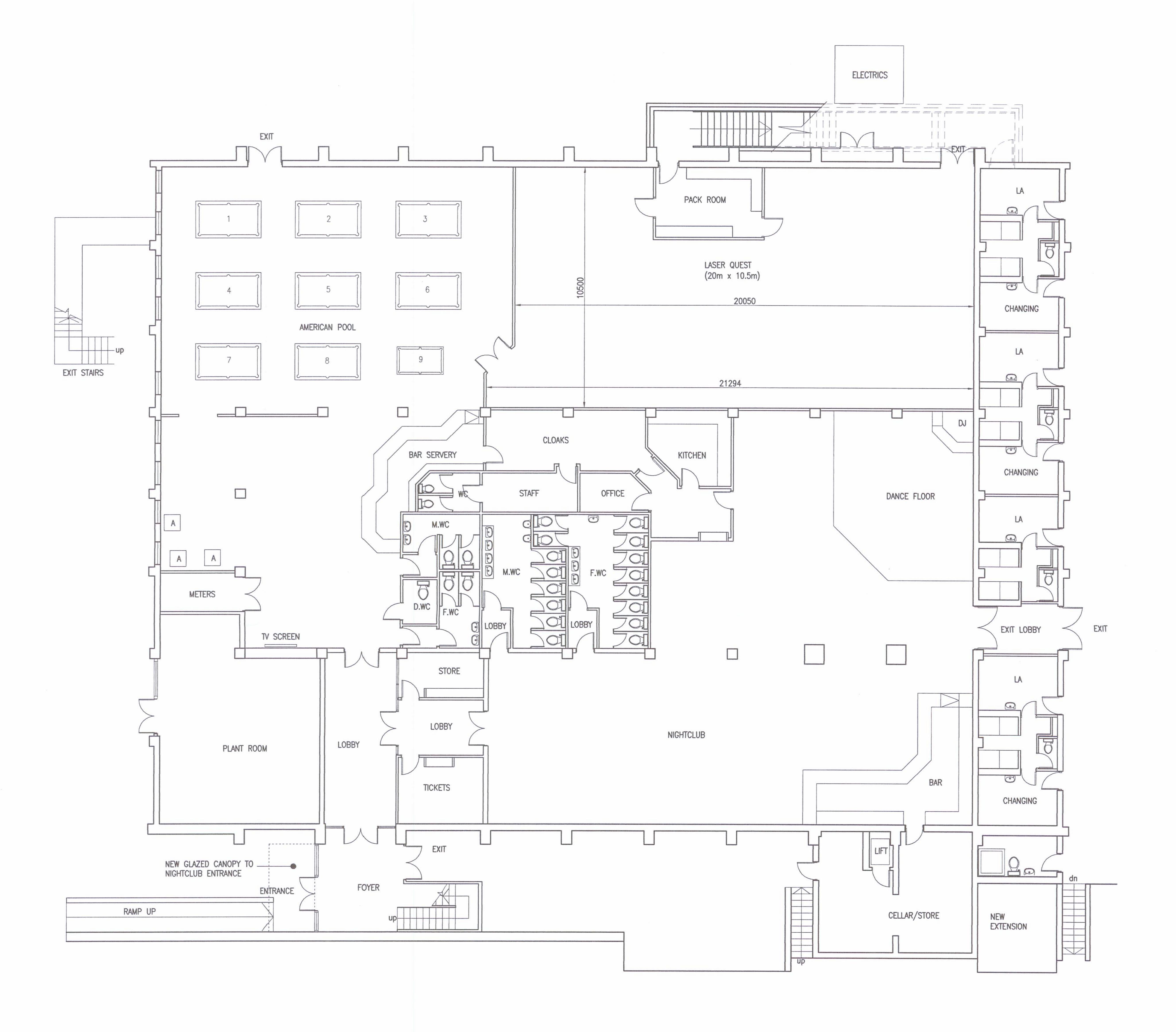












Lower Ground Floor Plan Scale 1:100

NOTE

This drawing is to read in conjunction with all other Architects drawings and all Structural Engineers drawings details and calculations.

It is the contractors responsibility to check all dimensions prior to fabrication or construction, any discrepancies to be reported to the Architect.

KIRKMAN ARCHITECTS

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oject

BOWLING SNOOKER & POOL CENTRE HORSHAM PARK HORSHAM

Drawing

EXISTING LOWER GROUND FLOOR PLAN

Date MAY 2006 Drawn By GKR Scale 1:100

Drawing Status Drawing No. Rev No.

PLANNING 1285-02

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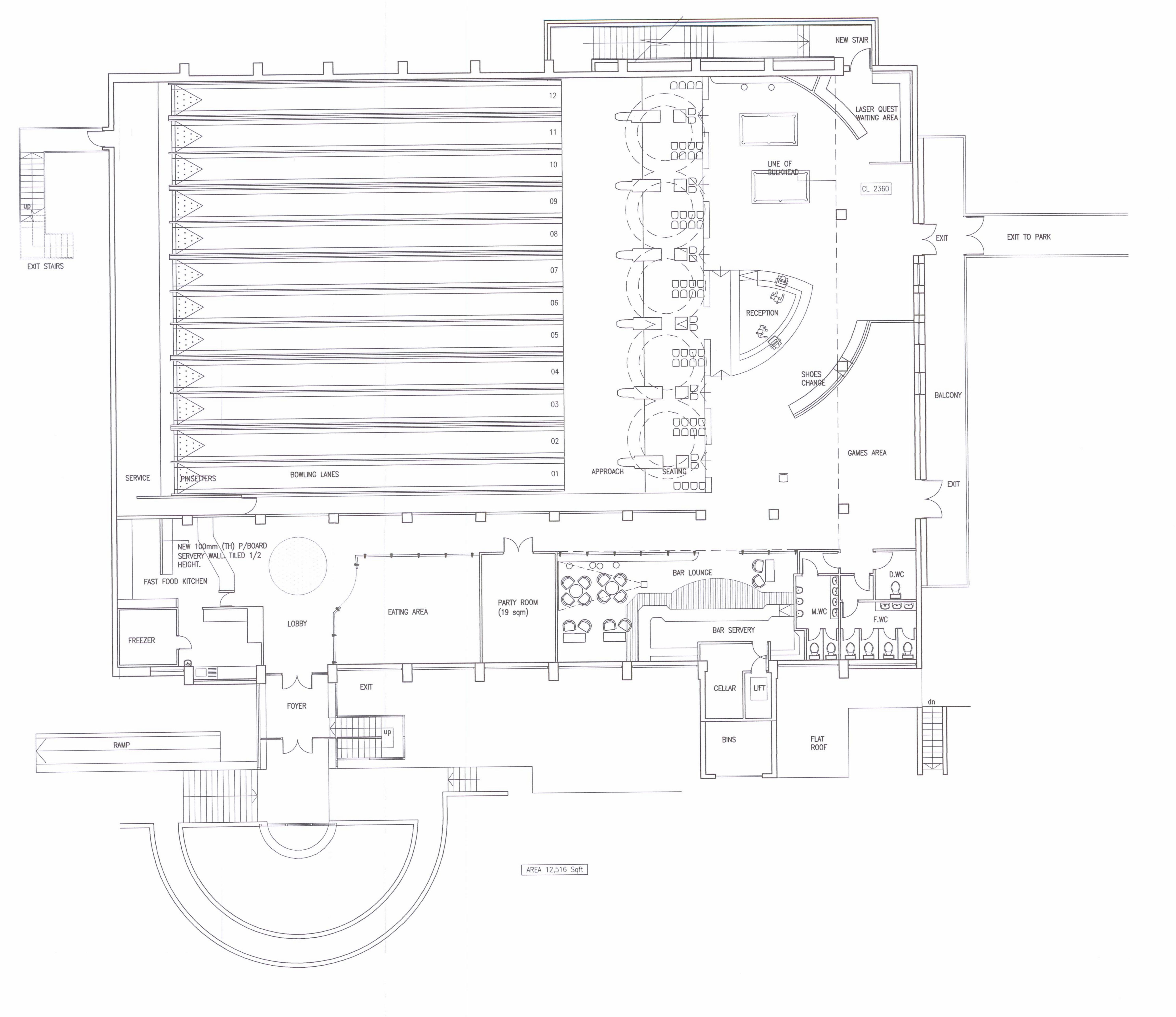


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Drawing No. 1285-03

Scale 1:100

Rev No.



Ground Floor Plan

Scale 1:100