

TO LET

GROUND FLOOR RETAIL UNIT
54.91 SQ M (591 SQ FT)

1 Piries Place, Horsham, RH12 1EH



Summary

Available Size	524 sq ft
Rent	£20,000 per annum exclusive
Business Rates	Rateable Value of £18,250 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
Service Charge	£1,787 per annum Is currently applicable towards the upkeep and maintenance of Piries Place.
EPC Rating	C (57)

Location

Horsham is a historic and affluent market town with a vibrant centre and excellent schools. The town benefits 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 & up to 8 services an hour at peak hours, with a fastest journey time of 50 minutes.

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, Turquaz, Broadbridges Clothing, art-K and Ceramic Shack. The scheme is close to the new 320 space car park.

Description

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

Specification

- Emergency lighting
- Strip laminate flooring
- Spot LED lighting
- Suspended ceiling
- Kitchen area and WC
- Rear fire escape

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	524	48.68

Terms

A new lease is available on terms to be agreed.

VAT

VAT will 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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