

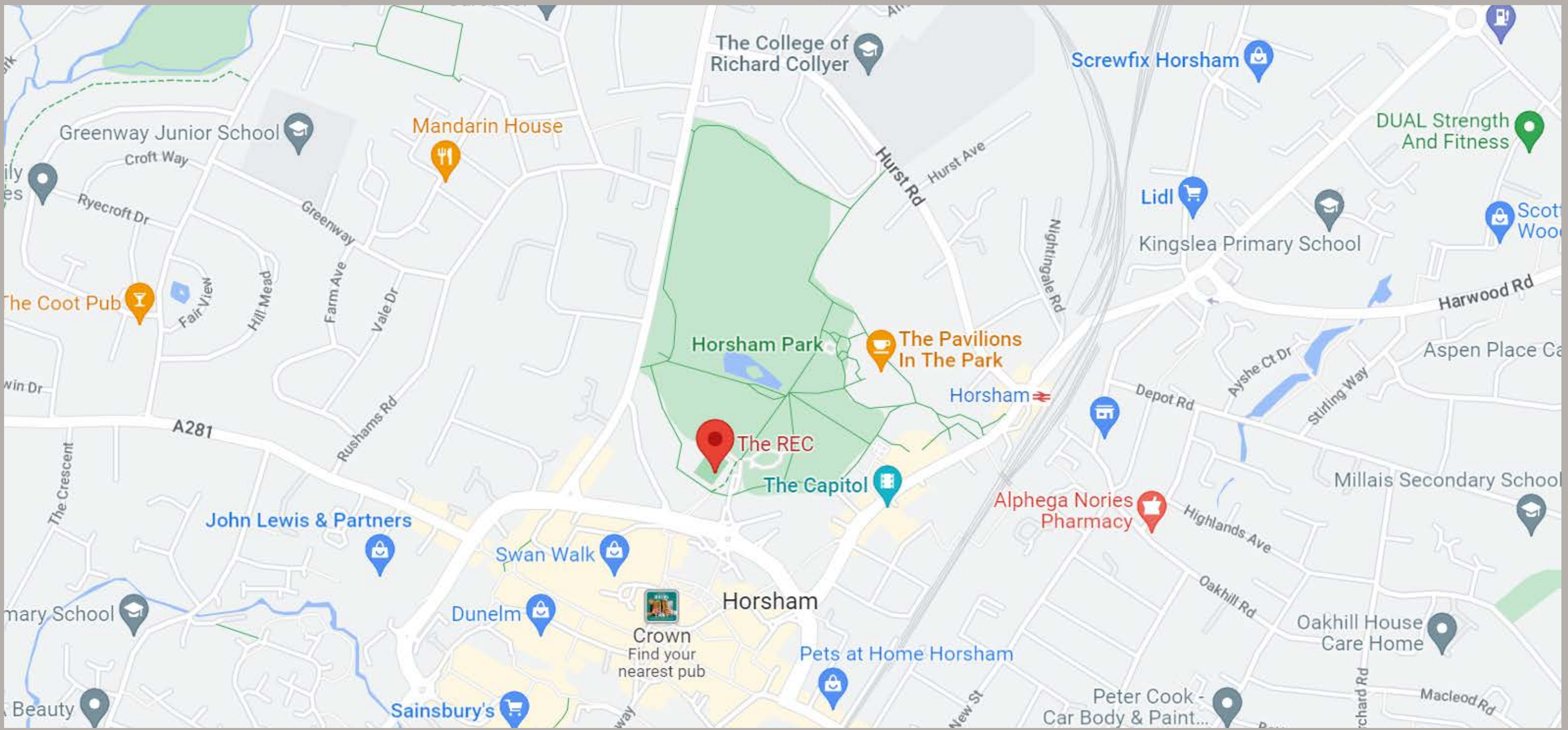
NEW LEASE AVAILABLE

Horsham Park Recreation / Leisure Premises
24,870 sq ft / 2,310.50 sq m
Albion Way, Horsham, RH12



DAVIS
COFFER
LYONS





Summary

Available Size 24,870 sq ft
Rent Rent on application, VAT is applicable
Business Rates Rateable Value of £99,000 with a UBR of 51.2 p in £
EPC Rating Upon Enquiry

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 a multi-storey 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 & 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.

Street View Link

Description

The premises comprise standalone accommodation over ground floor and raised 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 WCs. 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.

We understand the approximate gross internal area to be as follows:

Raised Ground Floor	1,134.05 sq m	12,207 sq ft
Ground Floor	1,163.48 sq m	12,524 sq ft
Kiosk	12.87 sq m	139 sq ft
TOTAL	2,310.40 sq m	24,870 sq ft

Tenure

The premises are available on a new lease for terms to be agreed. Rent upon application, VAT is applicable.

Planning / Use

We understand the premises benefit from E Class Use.

Premises Licence

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

Sunday to Wednesday	10:00am to 00:00am
Thursday to Saturday	10:00am to 02:00am



Viewings strictly by prior appointment only with joint sole agents Davis Coffey Lyons or Crickmay Chartered Surveyors: dcl.co.uk or crickmay.co.uk

Rob Meadows
 rmeadows@dcl.co.uk
 020 7299 0678

Louie Gazdar
 lgazdar@dcl.co.uk
 020 7299 0745



Cyrus Amini
 ca@crickmay.co.uk
 01273 427 651

Jonathan Mack
 jm@crickmay.co.uk
 01403 756 510



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Photographs



Photographs

