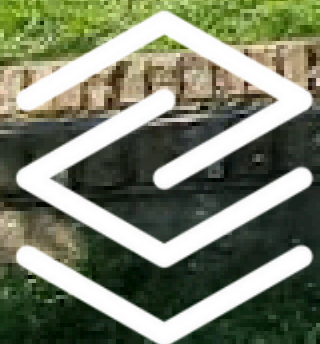


## NEW LEASE AVAILABLE

Horsham Park Recreation / Leisure Premises

24,870 sq ft / 2,310.50 sq m

Albion Way, Horsham, RH12



DAVIS  
COFFEY  
LYONS

**CRICK  
MAY**  
01403 264259  
WWW.CRICKMAY.CO.UK



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 par 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	<u>12.87 sq m</u>	<u>139 sq ft</u>
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 Coffe 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



Daniel Lascelles  
db@crickmay.co.uk  
01403 756 518

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



Davis Coffe Lyons and Crickmay Chartered Surveyors provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyons Limited or Crickmay Chartered Surveyors.

Photographs



## Photographs

