



**FOR SALE**

Selsea Fish & Lobster, Kingsway  
Selsey, Chichester, West Sussex, PO20 0SY



## Key Features

- Total buildings size 11,099 sq ft on a site area of approximately 0.38 acres
- Purpose-built, detached lobster and shellfish processing facility, complete with integrated cold storage
- Controlled sea water tanks with underground reservoirs
- Cold storage facilities
- Ability to pump seawater direct into the underground tanks
- Adjoining storage buildings and containers
- Two/three bedroom cottage Total size 858 sq ft - currently occupied but will be sold with vacant possession
- Alternative uses may suitable (STP)
- Of interest to Owner Occupiers or Developers
- Freehold interest - Guide price: £825,000





## Location & Situation

Selsey is a small town situated eight miles from the historic cathedral city of Chichester and seven miles west of Bognor Regis. The town is well connected by roads with the B2145 giving direct access to Chichester and from there the A27 provides quick access to the east and west.

Just off Kingsway, the Selsea Fish & Lobster coastal site is accessed via a slip road shared with a few fishermen's huts. It occupies a rare stretch of foreshore land, lying between Kingsway itself, the reinforced sea defence wall, and the expansive shingle beach just beyond.





## Description

This coastal property features a purpose-built, detached lobster and shellfish processing facility, complete with integrated cold storage and a mezzanine level within the roof space, currently utilised as a staff area and additional storage.

Positioned on the southwest side of the site are five external storage units/ shipping containers, offering further operational flexibility.

Adjacent to the main facility is Lagoon Cottage, a residential dwelling comprising six rooms across two floors. The ground floor includes a WC, kitchen, living room, lounge, and bedroom, while the upper level features an additional bedroom and generous low-eaves storage. The cottage is currently tenanted but will be offered with vacant possession on completion of a sale.

The main building underwent significant extension and internal reconfiguration in 1996. More recently, it has benefited from the installation of a new pitched roof and approximately 245 solar PV panels, enhancing energy efficiency.

At ground level, the facility primarily consists of cold storage areas complemented by administrative office space. Beneath the building are shellfish holding tanks, supplied with fresh seawater via a dedicated pipeline extending approximately 100 metres offshore.





## Accommodation

Area	Sq M	Sq Ft
Main Building - Ground	582.04	6,265
Main Building - Mezzanine	320.46	3,449
<b>Sub Total</b>	<b>902.50</b>	<b>9,714</b>
Outside Storage	48.97	527
Plus x 3 Containers		
Cottage	79.70	858
<b>Total GIA</b>	<b>1,031</b>	<b>11,099</b>

### FACILITY SPECS:

- The facility has SALSA quality control accreditation
- The factory has capacity to hold up to 25,000 kgs of Canadian lobsters, 20,000 kgs of Native Blue lobsters and 10,000 kgs of Brown Crab
- There is a purification system for bivalves with output to process about 3,000kgs a day
- There is a fully refrigerated processing area of some 200sq metres and a blast freezer set at -35C
- Live Holding System - Titanium Chiller barrels; 3x Bio Filters; Protein Skimmers; Mechanical Filters; Custom built Oxygen generator producing 98% dissolved oxygen for all four live systems, all controlled by a central system
- The factory has 245 Solar Panels as a part of a planned sustainability program
- The factory has a small cooking area and produces blanched and whole cooked lobsters chilled (with a 7-day shelf-life) and frozen





## Rateable Value

Industrial: The property is exempt from business rates due to its use albeit interested parties should verify this for themselves.

Residential: Council Tax band of A.

## EPC

To be assessed.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only



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## Terms

We have been instructed to market the freehold interest at a guide of £825,000.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



## Further Information

Please contact the joint sole agents Flude Property Consultants and Joint Agent Company

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