



**TO LET**

The Ferry Yard  
Chichester Road, Selsey, Chichester, West Sussex, PO20 9ED



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## Key Features

- Secure gated yard
- Staff welfare facilities on estate
- Power, lighting and water
- Suitable for a variety of uses (STNC)
- Rent of whole £55,000 pax (consideration given to splitting site)
- Yard/Parking area 30,090 sqft
- Buildings totalling 5,250 sqft
- Parking on site
- New lease available





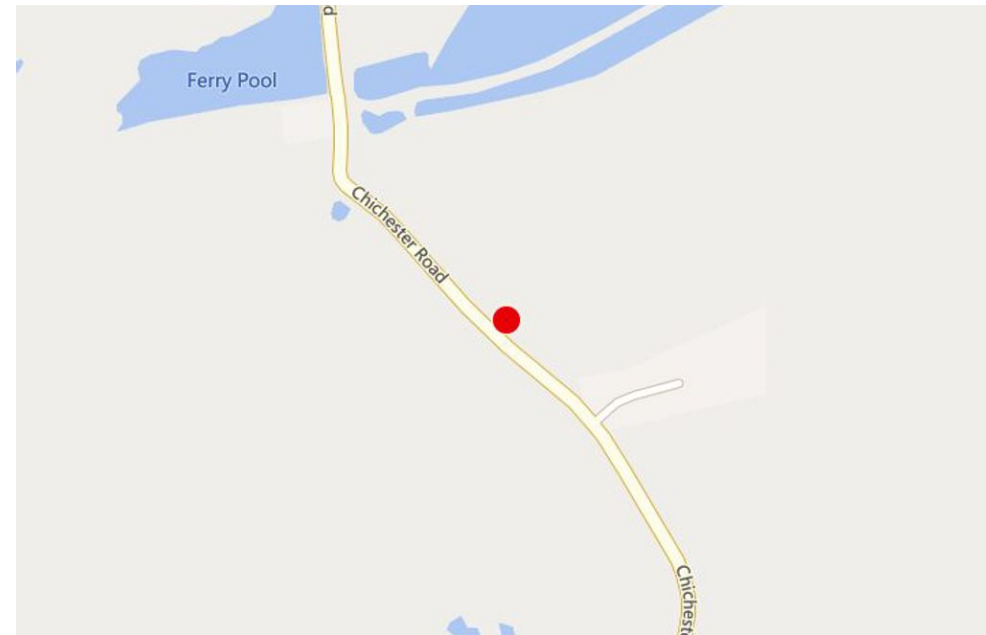


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## Location & Situation

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.

The sits on the main approach road into the town, giving it straightforward access for vehicles and trade traffic. It is positioned between open land and other light-industrial uses, and it benefits from good visibility from the roadside.





## Description & Accommodation

The site includes two workshop buildings, a retail/office unit and a large open yard used for storage. There's also a number of lean-to shed providing additional covered storage. The yard is mostly hardstanding.

There is also a designated parking area.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Yard	23,650	2,197.08
Yard	3,750	348.38
Parking Area	2,690	249.9
Welfare W/C & Container	160	14.86
Showroom/Offices	1,445	134.24
Workshops	2,380	221.1
Total	35,340	3,283.09







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## Rateable Value

Rateable Value (2023): £25,000

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £29,250

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

## EPC

Further information on request.

## Planning

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

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises are likely to benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





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## Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £55,000 per annum exclusive.

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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8 January 2026

