



TO LET

Shopwhyke Nurseries
Shopwhyke Road, Chichester, West Sussex, PO20 2BL



Key Features

- Well-established garden centre and nursery site located on the edge of Chichester
- 1.92 acres site with good parking
- Total buildings area 11,470 sqft
- Buildings include main retail area, polytunnels, various outbuildings with potential to sublet
- The area around Shopwyke has seen significant residential development in recent years, enhancing local footfall and customer potential for retail or horticultural uses. .
- Close to Westbourne House School.
- 1 mile from Chichester city Centre
- 1/2 mile to main A27 trunk road
- Available for a variety of uses (STP)



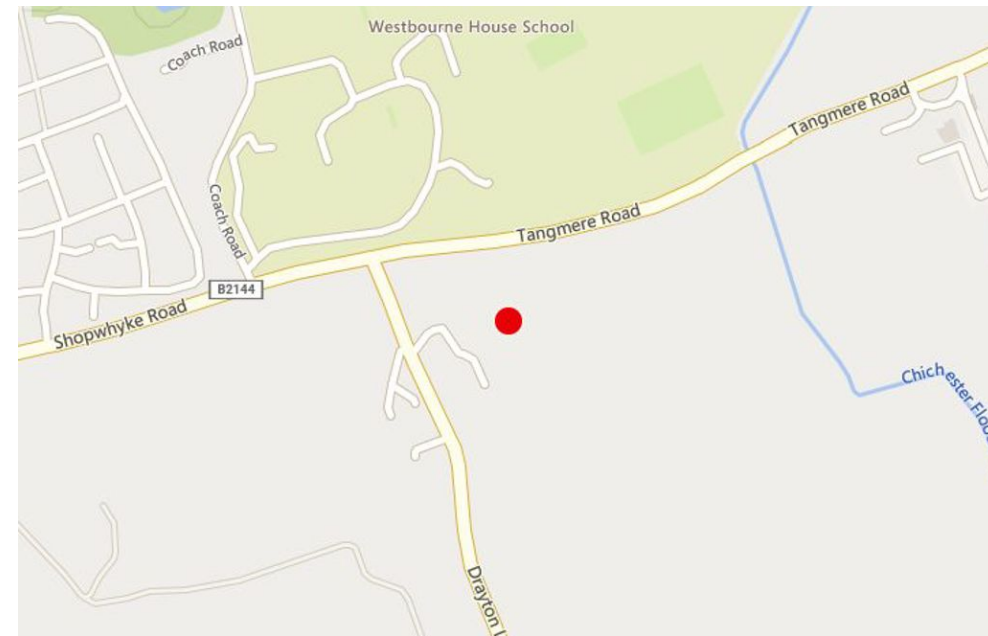


Location & Situation

Shopwhyke Nurseries is situated in a semi-rural area known as Shopwyke, just east of Chichester, West Sussex. The location offers an attractive blend of countryside surroundings and excellent accessibility - positioned close to the A27 providing direct links to Portsmouth, Brighton, and the wider south coast.

Chichester city centre is approximately 1 mile to the west, offering a full range of retail, leisure, and professional amenities, as well as the Chichester railway station with regular services to London and coastal destinations.

The area around Shopwyke has seen significant residential development in recent years, enhancing local footfall and customer potential for retail or horticultural uses. It is also near Westbourne House School.





Description & Accommodation

Shopwhyke Nurseries comprises a well-established garden centre and nursery site located on the edge of Chichester, in the expanding area of Shopwhyke, West Sussex. The property occupies a generous plot with extensive outdoor growing and display areas, a range of glasshouses and polytunnels, and associated retail buildings.

The site benefits from excellent frontage and access from the main road, with ample customer parking and good vehicle circulation. The setting is semi-rural yet conveniently positioned just a short distance from Chichester city centre and major transport links, providing both visibility and ease of access for customers and deliveries.

Currently operated as a successful independent nursery and garden centre, the property offers potential for continued horticultural use or alternative uses subject to the necessary planning consents.

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

Area	Sq Ft	Sq M
Main Nursery Building	5,955	553.22
Polytunnels	3,632	337.41
Wooden Building	580	53.88
Building 1	296	27.5
Building 2	280	26.01
Building 3	727	67.54
Total	11,470	1,065.56





Rateable Value

Rateable Value (2023): £17,750

EPC

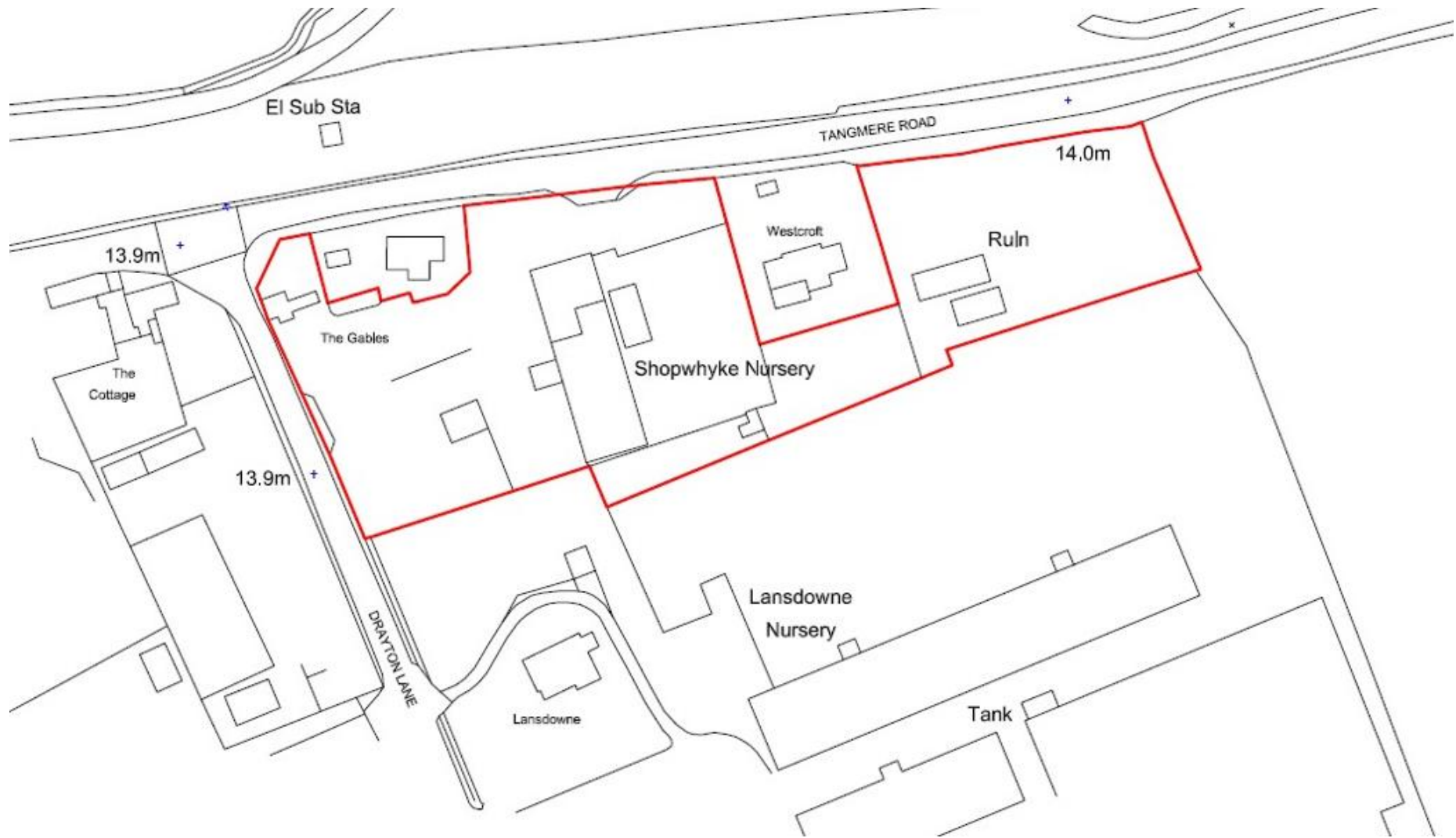
Further information on request

Planning

The site is currently operating as a garden centre, which is likely to be designated a Class E use by the local authority. Interested parties must make take their own planning advice.

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 benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £40,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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23 February 2026

