



DRAYTON WATERSIDE

A259 | BOGNOR RD | CHICHESTER | PO20 1EG

TO LET
Established retail
location with existing footfall



10,905 SQ FT OF COVERED RETAIL SPACE
20,986 SQ FT (0.48 ACRES) OF HARD STANDING DISPLAY/STORAGE AREA

Drayton Waterside, formally the Wyevale Garden Centre and more recently Camping World, is available to let. The property comprises a circa 16,000 sq ft former garden centre, of which the core retail accommodation is available.

Other occupiers within Drayton Waterside include Maidenhead Aquatics, Whizzbikes, Little Street Childrens Role Play, Glorious Spa, Skinners Sheds, Blue Riband Pools, and the Spade & Fork café.





432,000
people live within a
30 minute drive time



3,400
new homes being delivered
over next 3 years**



26,412
vehicles pass the
site every day



2.4 million
people live within a 60
minute drive time

*Source Department of Transport 2022

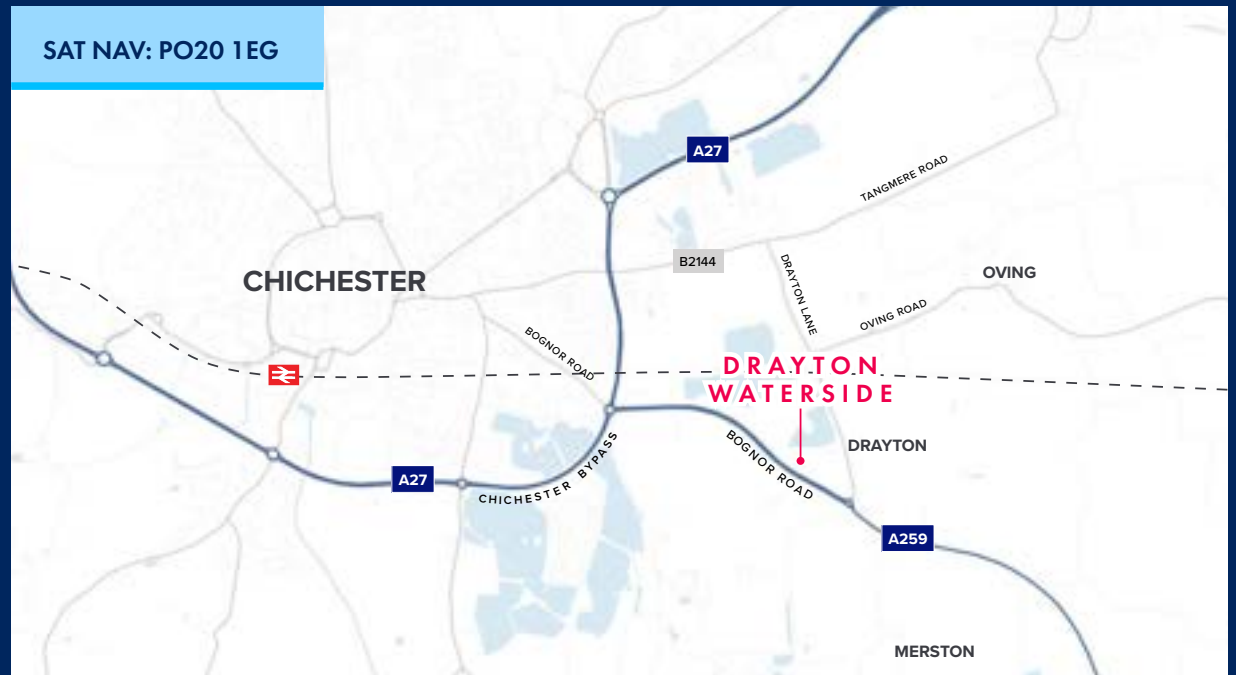
**within 10 minute drive Source: StorePointGeo 2023

LOCATION

Drayton Waterside is located approximately 1.5 miles southeast of the affluent and county City of Chichester. The property is highly visible and easily accessed from the busy A259, which is a major dual carriage way between the A27 and links across West Sussex.



SAT NAV: PO20 1EG



TRAVEL DISTANCES

CHICHESTER	1.5 MILES
PORTSMOUTH	20 MILES
BRIGHTON	37 MILES
GATWICK AIRPORT	47 MILES
LONDON VICTORIA BY RAIL	90 MINUTES

THE PROPERTY

The available accommodation comprises-

10,905 sq ft (1,013 sq m) of covered retail space (part of which is required for common access to other businesses). **Edged purple.**

20,986 sq ft (1,949 sq m) 0.48 acres of hard standing display/storage area. **Edged red.**



OTHER OCCUPIERS





DRAYTON WATERSIDE

TERMS

Available upon application.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £22,750

EPC

B(46)

VIEWING AND FURTHER ENQUIRIES:

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