

Ref: 31228



Attractive Restaurant in Thriving Location
Leasehold Price £25,000

An Attractive Restaurant in the Thriving St Leonards Area

Leasehold Price: £25,000

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

Galleria Seafood Bar is a highly regarded former seafood restaurant which established an excellent reputation for quality, seasonality and locally sourced produce. Opened in 2020, the business quickly became recognised as a popular and well-reviewed independent venue, noted for its intimate setting, strong local following and inclusion in respected dining guides. The business is located in the highly desirable location of St Leonards-on-Sea, which has regularly featured in the national press as a popular place to move to and visit.

The business is currently operating on a more limited basis as a deli, with occasional openings offering “eat at home” specials. Despite this reduced trading format, the premises retain clear residual goodwill, with the brand still recognised locally and associated with high-quality food and hospitality.

The opportunity exists for an incoming operator to acquire a well-known site with an established reputation and to relaunch the business in a format of their choosing.

Location

The premises occupy a prominent position on Norman Road, widely regarded as one of the most desirable and vibrant streets within St Leonards-on-Sea. The area has developed a strong reputation as a creative and cultural hub, characterised by a bohemian atmosphere and a thriving mix of independent galleries, specialist retailers, cafés and restaurants.

Norman Road and the surrounding area attract a combination of affluent local residents, second-home owners and a growing number of visitors drawn to the town’s artistic reputation and coastal setting. The street benefits from consistent footfall throughout the year, supported by both daytime trade and an established evening economy.

St Leonards-on-Sea, together with neighbouring Hastings, is increasingly recognised as a destination for high-quality independent food and drink operators, with a diverse and well-regarded dining scene that continues to attract visitors from across the South East and



London.

Business

The business previously traded as a successful seafood restaurant, specialising in locally sourced fish and seasonal dishes, with strong links to the nearby fishing industry and a focus on quality ingredients and sustainability. The intimate nature of the premises, combined with a carefully curated menu and wine offering, contributed to consistently strong reviews and a loyal customer base.

While the current trading model is more limited, there remains clear potential to re-establish the premises as a fully operational restaurant, capitalising on:

- The existing goodwill and reputation of the business
- The strong local demand for independent, high-quality dining
- The proven success of similar concepts within the immediate area

Alternatively, the premises would be well suited to a variety of other uses, including:

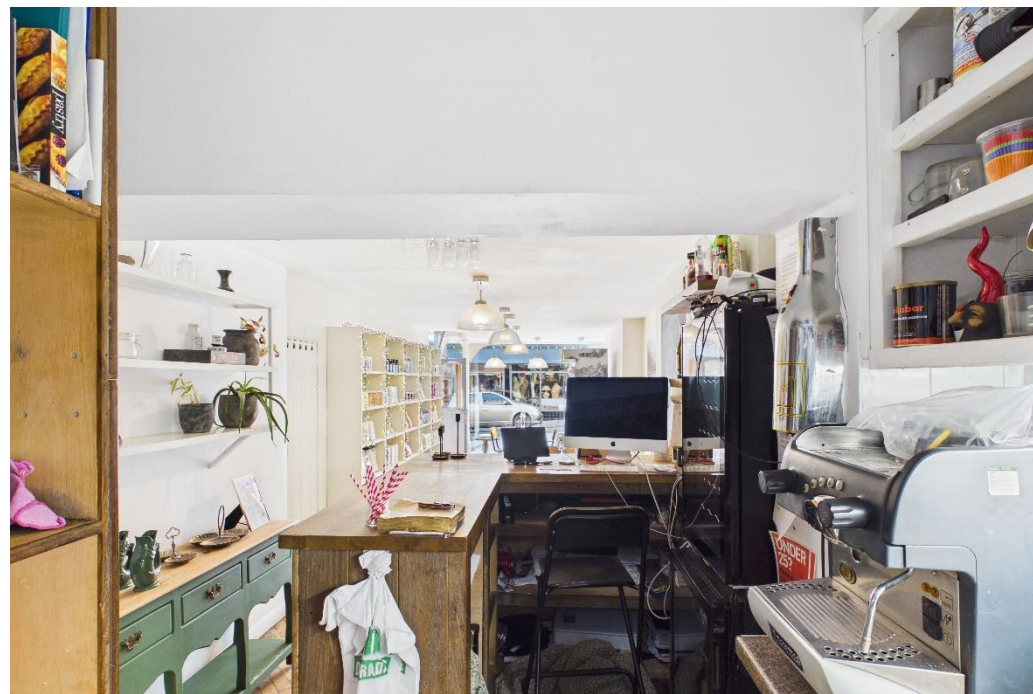
- A café, bistro or wine bar
- A delicatessen or specialist food retail offering
- A hybrid retail / hospitality concept

Given the strength of the location and the continued popularity of Norman Road as a destination for both locals and visitors, the site represents a rare opportunity to establish or expand a business in one of the area's most sought-after trading positions.

The Premises

The premises occupy the ground floor of an attractive period property, benefiting from level access and an appealing, well-presented shopfront. The unit is well equipped, maintained in good order and attractively decorated throughout, providing a welcoming trading environment.

Main Dining / Retail Area – Having an internal width of approximately 3.0m (10 ft) and a depth of 8.8m (29 ft). When previously configured as a restaurant, the space comfortably accommodated circa 20 covers, with a further four covers available externally to the front (subject to any necessary consents).



The area is finished to a high standard, featuring attractive herringbone-pattern woodblock flooring, built-in wooden shelving and a bespoke wooden service counter. Equipment includes an upright display cooler, two wine fridges and a single-group espresso machine.

Kitchen Area – Approximately 3.7m (12 ft) by 2.1m (6 ft 9 in), fitted and equipped to support a range of catering uses. Facilities include a hand wash basin, twin stainless-steel sinks, cooking range, dishwasher, two deep fat fryers, extraction system and refrigeration units.

Storage Area – Providing useful ancillary storage space.

Customer WC

Tenure

The premises are held on a commercial lease which commenced in June 2025 for a term of five years at a passing rent of £7,000 per annum. We are advised that the lease is contracted within the security of tenure provisions of the Landlord and Tenant Act 1954, so the tenant at the end of the lease can expect to be offered a new lease at no additional cost.

Business Rates

Rateable Value: From April 2026 - £6,500. This figure is used to calculate the Rates Payable and the property qualifies for 100% Small Business Rates Relief.

EPC Rating - B

VAT

Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.



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