GPS commercial

Ref: 31244

Food Hall / Restaurant

Premium - £40,000

Rent - £35,000 pa

Food Hall / Restaurant in Sought-after Hastings Old Town

New Commercial Lease - Premium of £40,000 commencing Rent of £35,000

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

Summary

The property comprises a ground floor commercial investment arranged as a contemporary food hall concept, designed to provide multiple income streams. The accommodation includes two bar areas, a large commercial kitchen, and a series of purpose-built food kiosks, each fitted with independent plumbing and extraction. The kiosks are let on individual agreements, allowing for income diversification, flexibility of occupation, and reduced void risk.

This format provides the opportunity for active asset management, rental growth, and resilience against single-tenant exposure, making the property particularly attractive to investors seeking strong operational income from a popular leisure location. The is also the longer-term possibility to revert to a single occupancy restaurant/bar – subject to the current tenancy agreements.

Location

The property occupies a prominent position on George Street, widely regarded as the prime commercial thoroughfare within Hastings Old Town. George Street is a vibrant and characterful street, renowned for its independent bars, restaurants, cafés, antique shops and boutique retailers and is a focal point for both local residents and tourists.

The street benefits from consistently high footfall throughout the year, with particularly strong trading during weekends, seasonal events, and peak holiday periods. Hastings Old Town is a well-established visitor destination, supported by nearby attractions including the seafront, Stade area, fishing quarter, and cultural venues. The location has a proven track record for food and beverage operators, underpinning the long-term investment appeal.

The Property

The property comprises a ground floor unit arranged to include:

- Two bar areas
- Large commercial kitchen

- Multiple purpose-built food kiosks with independent plumbing and extraction

The layout is specifically configured to support a multi-operator food and beverage offering.

Income

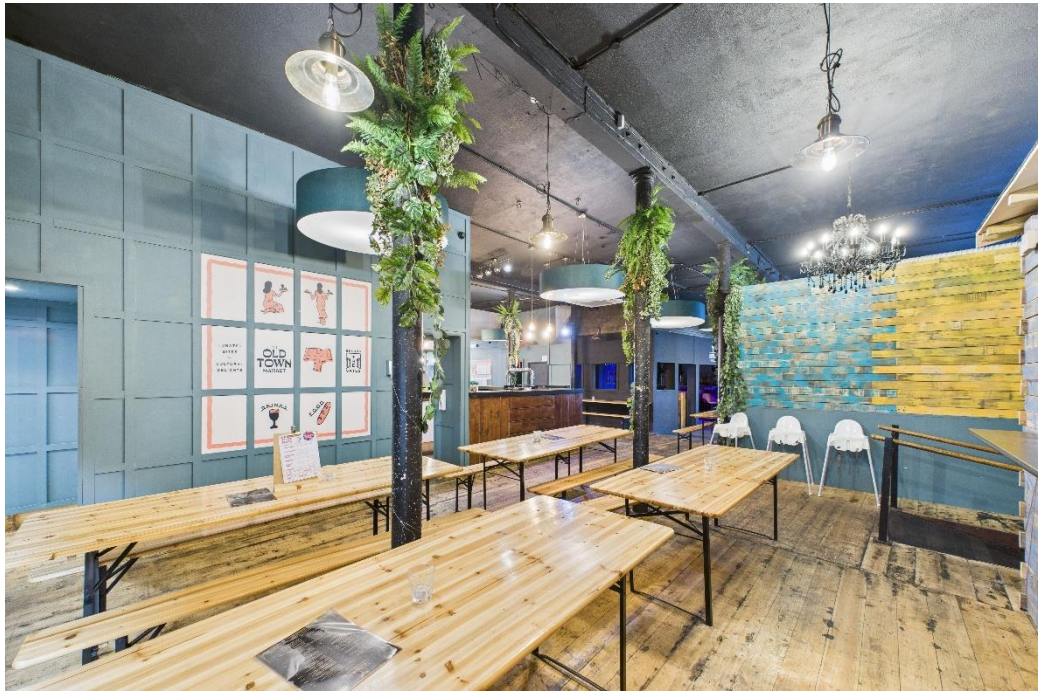
The property currently produces, or has the potential to produce, the following income:

- Main bar: £1,000 per week
- Main kitchen: £600 per week
- Four food kiosks at £350 per week each (two currently vacant)
- Coffee unit: £200 per week
- Cocktail bar: £300 per week (discounted from £350 per week in consideration of maintenance works undertaken by the occupier)
- Additional unit (currently vacant): marketed at £200 per week

When fully occupied, the property has the potential to generate gross income of approximately £3,700 per week, equivalent to circa £192,400 per annum, with rents inclusive of bills.

Outgoings

- Gas and electricity: approximately £1,200 per month
- Water: approximately £400 per month
- Business rates: approximately £935 per month



Rates

Rateable Value for the year from April 2026 - £34,000.

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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