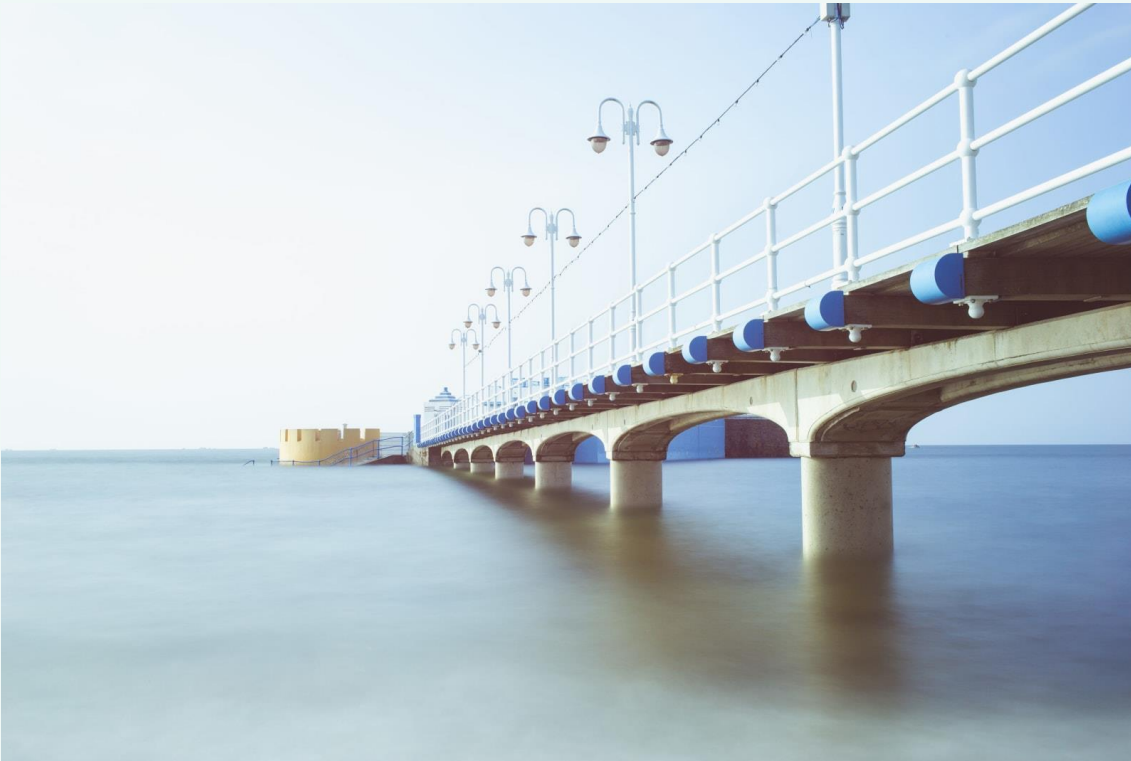


THE LIDO

HAVRE DES PAS | ST HELIER



ON BEHALF OF THE GOVERNMENT OF JERSEY | EXPRESSIONS OF INTEREST SOUGHT

A UNIQUE OPPORTUNITY TO LEASE
AN HISTORIC RESTAURANT /
COMMUNITY / SPORTING FACILITY

LOCATION

The Lido is situated within the bay of Havre des Pas, in the Parish of St Helier, a well-established residential and leisure location, popular with both locals and tourists. Havre des Pas is located south of the commercial centre of St Helier, which itself is located to the north-west of the Property, approximately 0.50 miles / a 15-minute walk away.

We attach a location plan for reference purposes.

DESCRIPTION

Constructed in 1895, The Lido, then known as 'Havre des Pas Swimming Pool', was built on foreshore land leased from the Crown. The property is accessed directly off Havre des Pas promenade via the Lido walkway, incorporating timber-board decking, seating areas, and attractive period lighting.

Originally providing a large tidal bathing-pool, attached to a granite tower (housing changing booths and club room), over the following 130-years, the property has been developed and extended, surviving a multitude of storms and the German Occupation, to create the building and facility seen today.

The main building provides a large internal restaurant / event space, with storerooms, disabled WC, commercial kitchen and kitchen store. Bi-fold glass doors open onto an extensive al-fresco area running the length of the main building, which in turns leads to a tiered seating area leading to the bathing pool. Located off the al-fresco area are male and female WC facilities and changing rooms which are accessible to the Public. The upper terrace and roof of the main building are accessible via steps; this space can also be enjoyed for sunbathing, picnics and a multitude of events.



ACCOMMODATION

We have measured the site area of the Property (excluding the bathing pool, tiered seating area, and pedestrian promenade) and identified a total area of circa 14,867 Sq.Ft. / 1,381 Sqm. We are advised that the internal areas of the restaurant / kitchen / store total circa 4,200 Sq.Ft. / 390 Sqm.

LICENSING

The most recently approved alcohol licences provide a "First Category (Taverner's) Licence" and "Third Category (Restaurant) Licence" subject to a maximum capacity of 300 persons (covering both internal and external elements of the Property). It is anticipated that new licenses will need to be applied for by any future operator.

OPPORTUNITY

The Government of Jersey wishes to identify an operator who will provide a consistent food offering and events facility, and additionally, implement initiatives to develop the wider community use of the Property, with a focus on sporting and youth activities. We are instructed to seek "Expressions of Interest" from parties wishing to acquire a new 9-year lease of The Lido, Havre des Pas. Expressions of Interest are sought in writing by no later than 12-noon, Tuesday 31st December 2024. The Government of Jersey does not bind itself to progress negotiations with any party submitting an expression of interest. All expressions of interest will be treated in the strictest confidence.

The Government of Jersey invites expressions of interest from operators to manage the Havre des Pas open seawater pool and its associated concession. A split arrangement of outdoor facilities and concession would be considered but a holistic operation is preferred. This historic and iconic coastal destination, situated in one of Jersey's most scenic locations, provides a unique opportunity to contribute to the island's community life as well as supporting the visitor economy. The Government of Jersey is seeking an operator committed to ensuring inclusive, year-round, mixed-use access to this public asset. The facility should serve the diverse needs of the Island, including families, year-round recreational swimmers, fitness enthusiasts and social groups while enhancing Jersey's appeal to the local community and visitors. Key criteria include:

- **Inclusive community use:** Ensuring the pool and facilities are safe and accessible all year round and welcoming to people of all ages, abilities, and backgrounds while respecting its neighbours.
- **Collaboration with local groups:** Engaging with local schools, sports clubs, and community associations to encourage widespread use of the facilities.
- **Sustainability and innovation:** Proposals should demonstrate environmentally sustainable practices and creative ideas for enhancing the site's appeal.
- **Environmental challenges:** Proposals should highlight the understanding of operating from a premise with challenging environmental factors and build into any business plan how they hope to overcome this challenge.
- **Health and Safety:** Ensuring that the facility is managed in such a way as to promote safety and minimise the risk of accidents.
- **Demonstrate growth:** Good and effective self-promoters / skilled in use of social media and other marketing tools. Actively and continually trying to improve service levels and retail presentation / delivery with a strong sense of pride in appearance and presentation.

SUBMISSIONS

Parties interested in entering into a lease with the Government of Jersey are invited to submit Expressions of Interest in writing, covering the following points and any other advice / information considered pertinent:

- Tenant entity / key directors / shareholders / relevant persons,
- Proposed operating hours,
- Description of proposed catering type and proposed events,
- Proposed planned maintenance regime,
- Track record,
- Expected investment into the Property,
- Expected employment generated,
- Proposed initiatives to develop wider community use of the Property (ideally with a focus on sporting / youth activities).

LEGAL COSTS

Each party to bear their own legal costs and any other costs incurred, whether or not a transaction completes.

FURTHER INFORMATION

For further details and general enquiries, please contact the lessor's sole agent, Quérée Property Consultants Ltd via either **Jonathan C Quérée MRICS** on 077978 40008 (M) or **Lucy Schooling MRICS** on 07797 844755 (M).



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