

THE LIDO

HAVRE DES PAS | ST HELIER



EXPRESSIONS OF INTEREST SOUGHT

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 since 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 Landlord 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 Landlord 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 opportunity presents a lease of The Lido to include the built structure, al-fresco terraces, changing rooms, public toilets, the walk-way leading from Havre des Pas promenade and the bathing pool (as shown in the attached plan entitled "Demised Premises") subject to the following key terms:

- The Tenant will provide a consistent food offering to members of the public from the Demised Premises, during times to be agreed with the Landlord. Preference will be given to Tenants who can maximise the public opening period/ times.
- The repair, maintenance, cleaning and renewal of both the external and internal elements of the Demised Premises will be the responsibility of the Tenant; subject to a schedule of condition. The Landlord will contribute £15,000 per quarter towards the aforementioned maintenance costs (increased annually in line with JRPI).
- The Landlord will ensure a minimum operational set-up in the café/restaurant, to include compliant services and associated fittings, prior to lease commencement.
- The Landlord will employ best endeavours to carry out any repairs of structural elements (save for glazing and protective coatings) on the Demised Premises during the term, whether arising from storm damage or general deterioration.
- The Tenant will be responsible for the Health and Safety of the Demised Premises, to include lifeguard cover for the bathing pool as required.
- Subject to consent having first been provided by the Landlord, on a case-by-case basis, the Tenant will be permitted to hold private / public events at the Demised Premises (subject to a cap of 3 private events per month).

Parties interested in entering into a lease with the Landlord 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 Demised Premises
- Expected employment generated
- Proposed initiatives to develop wider community use of the Demised Premises (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 077979 844755 (M).



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