



Tapas Building - Commercial or Residential Waterfront Property



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Rent
Price: USD 7,419.09

Location

Country: Saint Lucia
State/Region/Province: Gros-Islet
Posted: Aug 01, 2025

Description:

Located in Rodney Bay.

GENERAL A very attractive breezy ground floor and first floor commercial building with both street & waterfront access. The property is located in the upper income residential, commercial, touristic area of Rodney Bay and is in excellent condition. See location plan below, plot number 457 and 784.

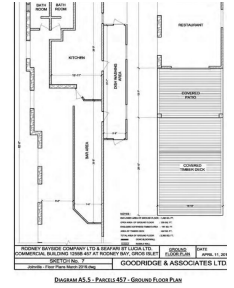


SERVICES The location benefits from the provision of the full range of urban services, including electricity (110v and 220v), telecommunication services, potable water, air conditioning, water storage tanks, solar panels, grease trap and sewerage disposal by way of the public sewer. In addition to this, included in the monthly rental is garbage collection, gardening services, pest control and night security.

LOCATION Located on the waterfront of Rodney Bay Marina within the Rodney Bay Village, approximately 30 meters north of the J.Q. Charles Mall and directly across the road from the Baywalk Mall. Access can be gained via the street or by boat with moorings on the dinghy dock available.

GROUND FLOOR The ground floor comprises two large washrooms, full service commercial kitchen, bar, restaurant area and large covered waterfront deck. The ground floor is currently used as a full service restaurant and bar. It can be rented as a “turn-key” operation (inventory list inclusive of all Furniture & Fixtures below) or can be subdivided into corporate offices or apartments. [Download inventory](#)

Architectural drawings are available for this subdivision. Enclosed Area of Ground Floor 1480.80 sq ft
Open Area of Ground Floor 228 sq ft Enclosed Extended Area of Ground Floor 291 sq ft Area of
Timber Deck 488.82 sq ft Total Area of Ground Floor 2488.62 sq ft Ground Floor Plan:



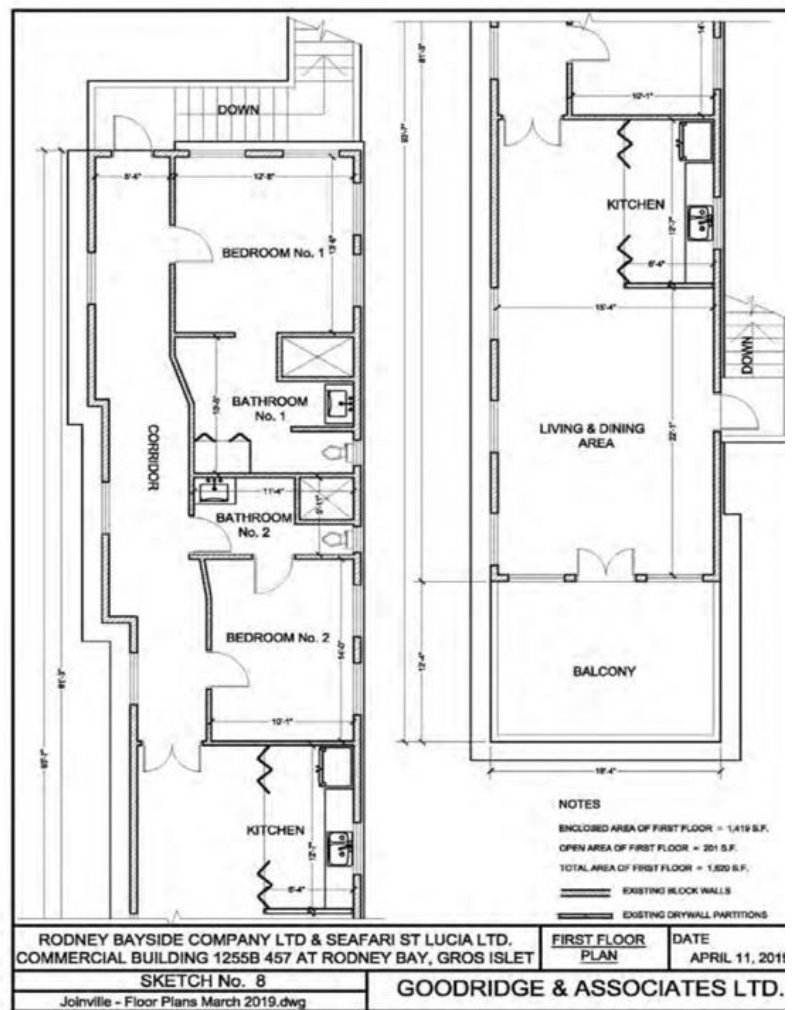


DIAGRAM A5.6 - PARCELS 457 - FIRST FLOOR PLAN

A patio area at the base of the first floor entrance stairs which is visible on the approach to the building is also included in the rental price. The ground floor and first floor combined would also make an excellent corporate building or indeed a very attractive guest house. **RENTAL AGREEMENT** The rental agreement would be for a minimum of two years and a maximum of five years with a 'first option clause' for renewal. Downstairs rental ('turn-key' with restaurant and kitchen inventory, furniture and fixtures) - EC\$22,000 plus vat Downstairs rental (space only) - EC\$16,000 plus vat Upstairs rental (fully furnished waterside apartment) - EC\$5,000 (no vat) Upstairs rental (commercial office space) - EC\$7,000 plus vat Entire building (both floors with all inventory) - EC\$24,500 plus vat Entire building (both floors space only) - EC\$20,000 plus vat One month security deposit and first month's rent would be required.

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	380.9 sq m

Lease terms

Date Available:



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IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Additional information

Website URL: http://www.arkadia.com/MGPD-T14821/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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