



## 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 7,419.97

### Location

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

### Description:

Located in Rodney Bay.

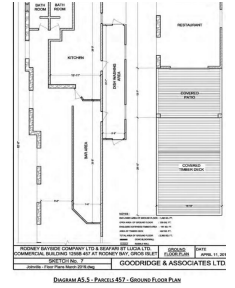
**GENERAL** A very attractive breezy ground floor and first floor commercial building with both street & waterfront access. The property is located in the upper income residential, commercial, touristic area of Rodney Bay and is in excellent condition. See location plan below, plot number 457 and 784.



**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:



**FIRST FLOOR** The first floor has front and side access, allowing the building to accommodate access from different tenants. The first floor comprises of two double bedrooms, one with an ‘en-suite’ bathroom and dressing room. The second bathroom has two entrances but can also be used as an ‘en-suite’ to the second double bedroom. There is a large open living space with kitchen, dining and sitting area, opening out to a covered balcony overlooking the water. The first floor has in the past been used for long- and short-term vacation rentals and is currently used as a ‘home’ office and residential accommodation. The first floor is available to rent fully furnished as shown or can be made into corporate offices or divided into two apartments. Enclosed Area of First Floor 1419 sq ft Open Area is 201 sq ft Total Area of First Floor 1620 sq ft First Floor Plan:

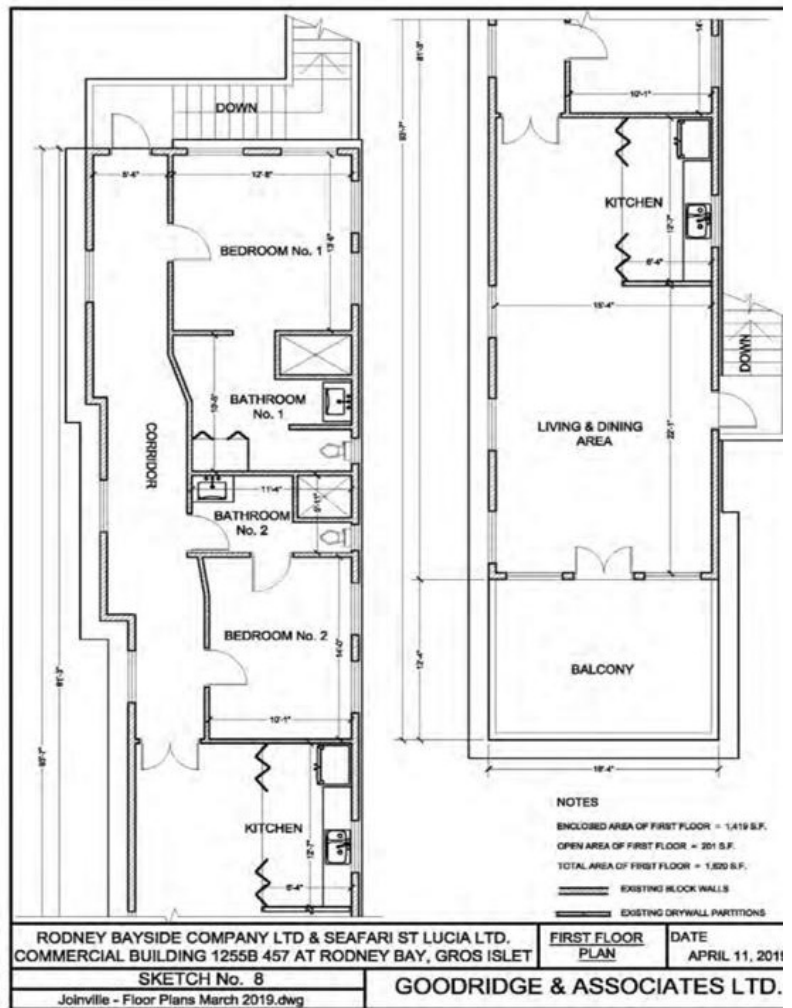


DIAGRAM A5.6 - PARCELS 457 - FIRST FLOOR PLAN

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:



## **Additional information**

Website URL:

[http://www.arkadia.com/MGPD-T14821/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T14821/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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