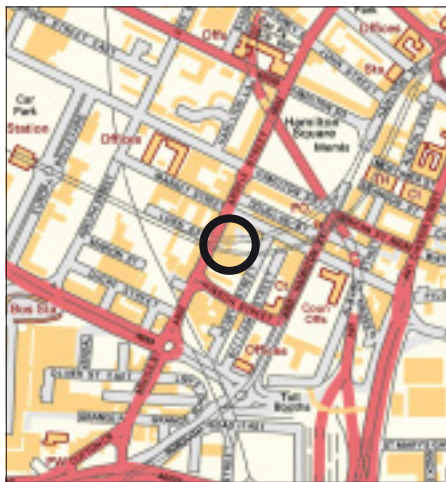


Part vacant commercial investment currently producing £14,300 per annum. Former snooker hall suitable for a variety of uses subject to the necessary planning consents. The property comprises a four storey former cinema extending to 1,050m² (11,297), converted to provide snooker hall accommodation on part of the ground floor. Internally, the property is arranged as a front bar area with circa 60 covers, a central pool hall/darts area at a lower level and a rear snooker hall. To the rear of the bar area is a kitchen and manager's office. Part of the ground floor is let to a hairdressers and the first floor is let to a gym (details below).

Situated

The property is located on Argyle Street in Birkenhead approximately 2 miles to the west of Liverpool City centre. The property benefits from strong communications with Argyle Street merging with the A552 Borough Road to the south which provides direct access to junction 3 of the M53 Motorway. Liverpool City Centre is easily accessible via the Mersey Tunnel from the Kings Square entrance located just 200 yards to the south east.

Joint Agents



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERM	RENT PER ANNUM	NEXT REVIEW/ REVERSION	NOTES
Former Rileys Snooker Hall	Vacant	Rear Snooker Hall – 475m ² (5,110 sq ft) Central Lower Level Pool/Darts Area – 183m ² (1,969 sq ft) Front Upper Bar Area – 206m ² (2,221 sq ft) Bar Area – 23m ² (247 sq ft) Kitchen – 23m ² (247 sq ft) Rear Office – 51m ² (564 sq ft) Rear Pump Area – 21m ² (229 sq ft) Male and female W.C's				
Ground floor hair salon	J. Nutall	Reception area, Salon, Storage, W.C. 39.8sqm (taken from VOA website accommodation)	5 years from 2nd May 2000. Subject to 3 yearly rent reviews.	£4,300pa		The rent includes utility consumption. The lease is contracted out of the Landlord and Tenant Act 1954.
First floor above Rileys snooker hall	J.Gillian	Gym, Changing rooms, Office/Reception, Shower W.C.s, Storage 287m ² (accommodation taken from VOA website)	10 years from 27th June 2007	£10,000pa	27th June 2012	The lease is contracted out of the Land and Tenant Act 1954
Advertising hording		JC Decaux UK Ltd	5 years from 20th January 2006	£900pa	20th January 2011	
Car park	Used by hairdressers and gym as part of their lease agreement	462m ² or thereabouts				