

LOT  
**63**

**Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB**  
COMMERCIAL INVESTMENT

Guide Price **£190,000+**



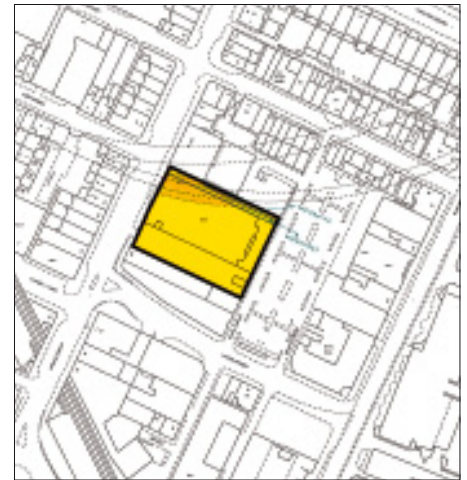
**Part let Former Snooker Hall and adjacent car park. Suitable for a variety of uses, subject to the necessary planning consents and currently producing £10,900pa. The property comprises a four storey former cinema, most recently used as a snooker hall on the ground floor extending to 982m<sup>2</sup> (10,570sq ft) which is currently vacant.**

**There is a small self contained retail unit on the ground floor which previously traded as a hairdressers producing £4,300pa. The first floor is occupied by a gym producing £10,000pa. Adjacent to the building is a substantial Car Park extending to 462m sq. (4,973sq ft) and provides approximately 30 Car parking spaces. There is additional income from an advertising hoarding producing £900.00pa, with the opportunity of significantly improving the income when fully let.**

**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.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERM	RENT PER ANNUM	NEXT REVIEW/ REVERSION	NOTES
Former Rileys Snooker Hall	Vacant	Rear Snooker Hall - 475m <sup>2</sup> (5,110 sq ft) Central Lower Level Pool/Darts Area - 183m <sup>2</sup> (1,969 sq ft) Front Upper Bar Area - 206m <sup>2</sup> (2,221 sq ft) Bar Area - 23m <sup>2</sup> (247 sq ft) Kitchen - 23m <sup>2</sup> (247 sq ft) Rear Office - 51m <sup>2</sup> (564 sq ft) Rear Pump Area - 21m <sup>2</sup> (229 sq ft) Male and female W.C's				
Ground floor retail unit	Vacant	Reception area, Salon, Storage, W.C. 35.28m <sup>2</sup> (380sq ft)	5 years from 2nd May 2000. Subject to 3 yearly rent reviews.			
First floor above Rileys snooker hall	J.Gillian	Gym, Changing rooms, Office/Reception, Shower W.C.s, Storage 266m <sup>2</sup> (2,863sq ft)	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		Approximately 30 spaces 462m <sup>2</sup> (4,973sq ft)				8 Spaces are currently used by the gym.