

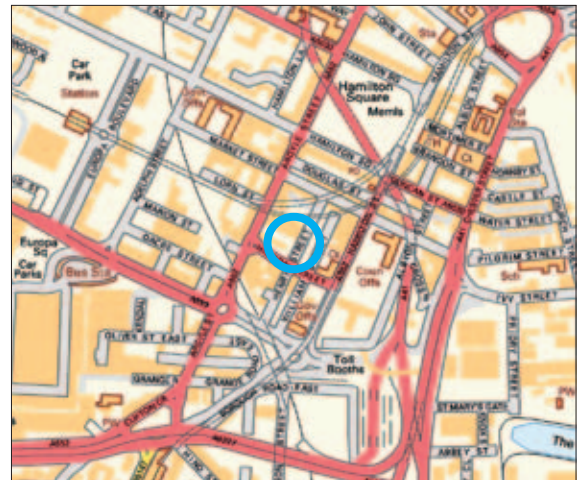
LOT
106

Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
COMMERCIAL INVESTMENT **GUIDE PRICE £115,000+**



The property comprises a four storey former cinema and most recently used as a snooker hall on the ground floor extending to 982m² (10,570sq ft) with adjacent car park, suitable for a variety of uses, subject to the necessary planning consents. There is a small self contained retail unit on the ground floor and the first floor provides studio accommodation. Adjacent to the building is a substantial car park extending to 462m². (4,973sq ft) and provides approximately 30 car parking spaces. We are advised that the first floor is occupied by a gym on an informal basis and the Receivers are in the process of formalising this occupation.

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	OCCUPANCY	ACCOMMODATION
Former Rileys Snooker Hall	Vacant	Rear Snooker Hall – 475m ² (5,110sq ft). Central Lower Level Pool/Darts Area – 183m ² (1,969sq ft) Front Upper Bar Area – 206m ² (2,221sq ft). Bar Area – 23m ² (247sq ft). Kitchen – 23m ² (247sq ft) Rear Office – 51m ² (564sq ft). Rear Pump Area – 21m ² (229sq ft). Male and female WCs
Ground floor retail unit	Vacant	Reception area, Salon, Storage, WC. Total N/A 39.8m ²
First floor above Rileys snooker hall	J.Gillian	Gym, Changing rooms, Office/Reception, Shower WCs, Storage 287m ² (accommodation taken from VOA website) 266m ² (2,863sq ft)
Advertising hoarding	Vacant	
Car park		Approximately total 30 spaces. 462m ² (4,973sq ft)