

BY ORDER OF MICHAEL KIELY, PETER KUBIK AND ANDREW ANDRONIKOU,
UHY HACKER YOUNG LLP, THE JOINT ADMINISTRATORS
FREEHOLD FORMER CASINO FOR SALE

**SORRENTO CASINO
LICHFIELD STREET
WALSALL
WEST MIDLANDS
WS1 1SQ**

LOCATION

The property is located within close proximity to Walsall town centre which is approximately 300 metres to the west. Walsall is located approximately 10 miles north of Birmingham city centre and 8 miles east of Wolverhampton.

The property is situated on a one way street which links to Broadway North (A4148) forming part of the Walsall ring road. Access to Junction 10 of the M6 is via the A454 heading west or Junction 9 of the M6 accessed via the A461 to the south which in turn links with the M5.

Walsall railway station is approximately 400 metres to the west providing services into Birmingham New Street of approximately 25 minutes. Rail services to London Euston are available with a journey time of approximately 2 hours 15 minutes.

DESCRIPTION

The property was originally 3 separate industrial buildings which have been combined to provide a single interlinked property. It is arranged over ground and mezzanine floors with car park for approximately 10 spaces.

ACCOMMODATION

The property has been fitted out as a casino but no longer has equipment within it and is arranged to provide the following:

Ground Floor

- entrance leading into reception area
- reception with cloakroom to the rear



- male and female WCs
- bar area with bar servery
- gaming parlour - comprising of 2 separate areas where jackpot machines and gaming tables were located
- dining room
- male and female WCs
- kitchen with in and out access to restaurant area
- manager's office
- cellar
- bottle store
- cashier's office
- disabled WC
- food preparation area
- void area

Mezzanine floor

- 2 no. management offices
- workshop and store
- male and female WCs
- kitchen
- 2 staff rooms

FLOOR AREAS

We have calculated the approximate gross internal floor areas to be as follows:

	<u>Sq M</u>	<u>Sq Ft</u>
Ground floor	1,033	11,125
Mezzanine	219	2,360
Total	1,252	13,485

**Edward
Symmons**

020 7344 4500

www.edwardsymmons.com



March 2009

PLANNING

The premises have planning consent for its current use as a casino with potential for other uses such as D2, B1, B2 and B8 subject to planning consent.

SERVICES

We are advised that the property is connected to mains services including water, electricity, drainage and gas and benefits from air conditioning throughout.

RATING

We have received confirmation from the Valuation Office Agency website that the rateable value is £76,500.

LICENCES

The premises were closed in summer 2006 and we believe that there is a valid converted casino licence however, this has not been confirmed.

BUSINESS

The business was closed in 2006.

TERMS

We have been instructed to seek offers for the freehold interest at an asking price of **£495,000** to include the casino licence.

VIEWING

All viewing appointments are to be made through Edward Symmons Hospitality & Leisure. A further information pack is available subject to a signed NDA upon request.

Contact:

Colin White - tel no 020 7344 4566 or email colin.white@edwardsymmons.com,

or

Ed Darley - tel no 020 7344 4544 or email edward.darley@edwardsymmons.com

www.ps2property.co.uk



Nuffield House, 41-46 Piccadilly, London W1J 0DS

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

