

ACQUISITION CRITERIA

Rileys was initially aimed at amateur pool and snooker players giving them a community hub in and around large cities.

As we evolve we want to make Rileys more accessible to the social and competitive social market in more densely populated areas of cities which cater to our demographic.

We now want to grow fast and try larger freeholds or leaseholds, introducing new innovative products which make us stand out in the market place.

We focus on competitive socialising including snooker, pool, darts and ping pong, show live sports and offer food and drink. Please see our acquisition criteria below.

Locations

Prime City/town centre or good secondary locations.
(full list of target cities/towns on the following page)

Size

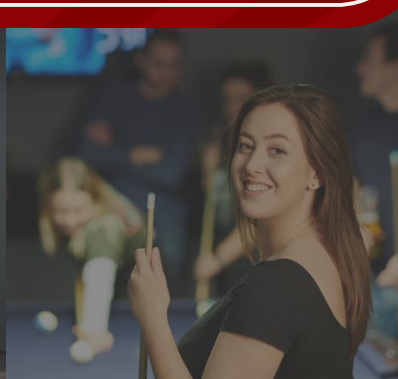
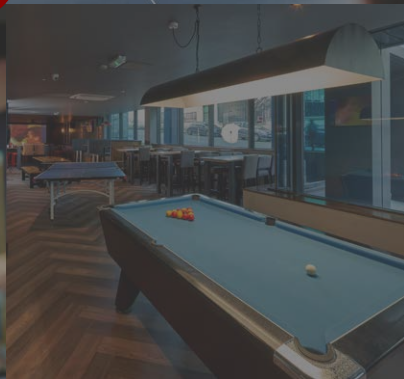
8,000 – 10,000 sqft
(Minimum of 4,000sqft on ground floor)

Tenure

Leasehold – minimum renewable lease term of 15 years

Type of Premises

- Sports bars/ Cue sports businesses
- Industrial units
- new developments
- former car show rooms
- retail stores and office space
- shared units with licensed, leisure and sports operators
- outdoor area preferred but not essential



FULL LIST OF TARGET CITIES/TOWNS

Outside London

Glasgow
Birmingham
Manchester
Edinburgh
Leeds
Bristol
Sheffield
Newcastle Upon Tyne
Cardiff
Southampton
Hull
Brighton
Plymouth
Bradford
Stoke-on-Trent
York
Cambridge
Oxford
Derby
Bournemouth
Reading
Northampton
Exeter
Dundee
Sunderland
Blackpool
Wolverhampton
Luton
Preston
Lincoln
Huddersfield

Within London

Postcode areas:
EC, W1, N1, SE1, WC, NW1, E1
Battersea
Fulham
Kilburn
Wimbledon
Wandsworth
Canary Wharf
Paddington
Hampstead
Putney
Tooting
Chiswick
Clapham



Christie & Co are the sole retained agents acting on behalf of Riley's Sports Bars, all enquiries should be directed to the following members of our team:

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