

BUSINESS FOR SALE

**LONG ESTABLISHED
GOLF DRIVING RANGE &
GOLF ACADEMY
MID ULSTER
CO TYRONE
BT80 9BS**



*working harder to make your **move easier***

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AN EXCITING OPPORTUNITY TO ACQUIRE A PROVEN & SUCCESSFUL BUSINESS

AN EXCITING OPPORTUNITY TO ACQUIRE A THRIVING BUSINESS WITH HUGE POTENTIAL FOR FURTHER GROWTH.

THIS BUSINESS ALIGNS WELL WITH THE CURRENT APPETITE FOR OUTDOOR LEISURE ACTIVITIES & HAS SUSTAINED ITS POSITION AS A POPULAR AND CONVENIENT LEISURE DESTINATION FOR MANY YEARS. THE IDYLIC SEMI-RURAL SETTING IS CONVENIENT TO A NUMBER OF BUSY TOWNS AND THE MAIN ROAD NETWORKS.

ENJOYING AN EXCELLENT REPUTATION AND LOYAL CUSTOMER BASE THIS BUSINESS HAS A PROVEN TRACK RECORD FOR REPEAT CUSTOM BY LOCALS AND THOSE FROM FURTHER AFIELD.

THE DISCERNING PURCHASER WILL RECOGNISE THE POTENTIAL TO "ADD VALUE" TO THE BUSINESS AND POTENTIALLY THE BOTTOM LINE THROUGH A COMBINATION OF ENHANCED SOCIAL MEDIA, STRATEGIC MARKETING AND RENEWED ENTHUSIASM.

THIS PROPOSITION WILL CERTAINLY APPEAL TO THOSE WISHING TO RUN THEIR OWN BUSINESS OR AS A 'BOLT ON' LOW INPUT INVESTMENT OPPORTUNITY.

"A HOLE IN ONE FOR THE DISCERNING ENTREPRENEUR"



GUIDE PRICE: £299,950

BUSINESS FEATURES OVERLEAF...

www.tomhenryandco.com



BUSINESS FEATURES...

- 15 BAY FLOODLIT DRIVING RANGE.
- EXTENDING TO CIRCA. 9 ACRES IN TOTAL.
- 255 YARDS LONG.
- 145 YARDS IN WIDTH.
- ESTABLISHED 2001 & SUCCESSFULLY TRADING SINCE.
- FANTASTIC CHANGE OF LIFESTYLE OPPORUNITY.
- PROVEN RECORD OF SUCCESSFUL TRADING.
- LONG ESTABLISHED WITH SUBERB REPUTATION.
- LOYAL CUSTOMER BASE.
- CONVENIENT TO MAJOR TOWNS OF DUNGANNON & COOKSTOWN.
- SEMI- RURAL LOCATION, ACCESSIBLE TO THE MAIN ROAD NETWORKS.
- APPROXIMATELY 25 GOLF COURSES WITHIN A 30 MILE RADIUS.
- ATTRACTS BROAD RANGE OF CLIENTELE; FAMILIES, PARTIES, CORPORATE OR TO 'PRACTICE IN PEACE'.
- FOR SALE DUE TO OTHER COMMITMENTS.
- OWNERS WILLING TO PROVIDE MUTUALLY AGREEABLE HANDOVER PERIOD POST SALE TO GUARANTEE SMOOTH TRANSITION.
- TRADING HOURS: MONDAY – FRIDAY: 9AM- 9PM.
SATURDAY & SUNDAY: 9AM-6PM.
- POTENTIAL TO ENHANCE SOCIAL MEDIA MARKETING ACTIVITES AND ADD VALUE.
- AUTOMATED BALL DISPENSER & ALL MACHINERY INCLUDED IN SALE.
- CAR-PARKING.
- TOILET FACILITIES.
- SURE TO APPEAL AS A SELF CONTAINED OR "BOLT ON" BUSINESS.



N.B.

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VALUATIONS.

Should you be considering the sale of your own property / business we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS, ARRANGEMENTS TO VIEW & FINANCIAL INFORMATION PLEASE CONTACT THE SOLE AGENT.