

Satchells

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Family Golf Centre business For sale as going concern.



Letchworth Garden City, Hertfordshire. Guide price £325,000

7 Acres 9 hole 709 yard par 3 mature challenging golf course. Membership and play and pay available. Ample parking on site. Club house. Practice Greens. Café and bar overlooking the course. Outdoor seating. Open green space for events. 4 bedroom accommodation. All green keeping and golf equipment included. Pétanque piste. Potential to improve income from new revenue streams.

Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.

Registered office: Unit 1b, Focus 4, Fourth Avenue. Letchworth Garden City, Hertfordshire. SG6 2TU.



After many years of nurturing the grounds and greens, serving meals and drinks to the members and pay and play customers the current owners who live on site offer their business for sale as a going concern due to retirement. The sale includes everything anyone would need to simply just take over and continue enjoying running a member and pay and play family golf centre and would suite anyone looking for a lifestyle change or an investor to run alongside other businesses.

The clubhouse offers a relaxing environment for golfers and the general public to enjoy a drink from the bar or a variety of hot and cold food and beverages from the café which overlooks the course with outside seating, play area and practice greens. The clubhouse is also suited for hosting functions such as corporate meetings, wedding receptions and parties indoors and out.

The residential element is located above the clubhouse with private access and grounds and comprises 4 bedrooms, lounge diner, fitted kitchen, bathroom and storeroom along with a covered outside balcony overlooking the fairways. This we understand can be occupied by the owners or staff.

Investment: Over the years the current owners have invested heavily in the upkeep of the greens and grounds, along with the development of the membership and facilities. There is room for further expansion of investment from the addition of activities like Disc and Football golf, events and corporate events along with weddings and celebration parties and extended opening hours into the evenings for socialising and dining.

Tenure: The business occupies the grounds and buildings by way of a lease of 25 years from 17th May 2017 at a current rent of £3,955.43 per annum with the addition of a rent equivalent to 50% of the open market rent of the residential element of the building, currently £600 PCM. Redacted copy of the lease available on request.

Lease

extension: Our clients are conscious of the term available on the current lease and our investigations suggest the superior landlord in principle would be willing to extend the lease term and as such our clients are content to agree a sale subject to the lease being extended. This would be by the purchaser own expense applied for by our client or their agent funded by way of an undertaking from the buyer.

Sale method: By way of sale of assets and stock at valuation.

EPC Rating: Rated 'B' valid until 11th February 2034.

VAT: All prices quoted are exclusive of VAT.

Rates: The VOA website provides a rateable value £12,000 for the ground floor elements, golf course, store, and miscellaneous addition.

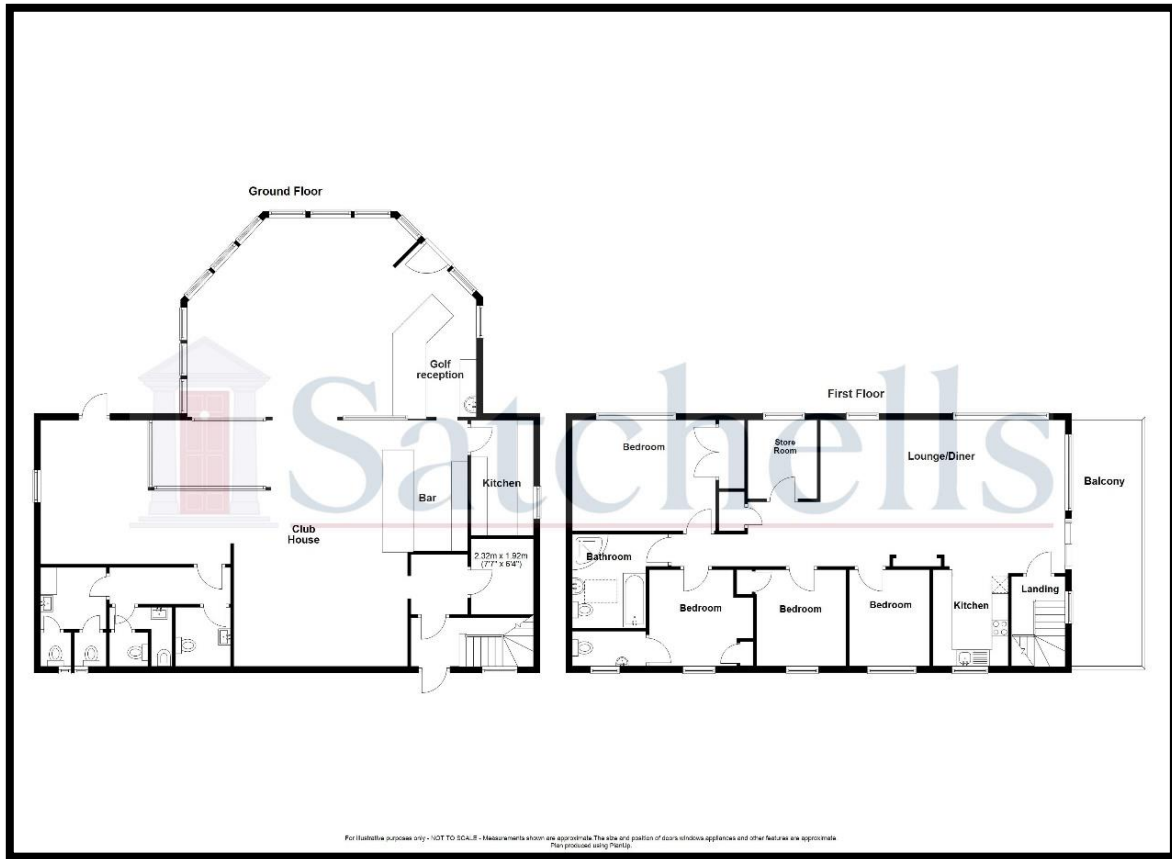
Viewing

arrangements: By appointment in the first instance via Satchells. Please feel free to visit the clubhouse, and enjoy a round of golf, but please do not walk the course without making an appointment.

You can find out more by visiting their website: <https://www.letchworthpar3.co.uk/>



Floor plans and Images



Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.



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