

Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

For Sale

Par 3 Family Golf Centre and Café business as going concern.



Letchworth Garden City, Hertfordshire.

Guide price £425,000 plus stock at valuation



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 10 years of occupation by the current owners who are looking to retire is this popular 9 hole 709 yard Par 3 pay and play and membership golf course with clubhouse and café. Nestled on the edge of Letchworth and originally part of the Spirella recreation ground in the 1920's set out over about 7 acres it has offered golf since the 1970's with well kept greens and fairways, and now mature trees adding exciting challenges to your round of golf.

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 and fairways with outside seating and play area. The clubhouse is also suited for hosting functions such as corporate meetings, wedding receptions and parties indoors and out.

Additional facilities include car parking on site. Practice green for putting. Pétanque piste with local club members and ample outside green areas for hosting functions and events, associated outbuilding from the former cricket club and now used as grounds maintenance facilities and the visiting Golf Professional offering golf lessons.

Above the clubhouse is a 4 bedroom apartment comprising a lounge diner, fitted kitchen, bathroom and store room along with a covered outside balcony overlooking the fairways and grounds. This we understand can be occupied by the owners or staff.

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 rent equivalent to 50% of the open market rent of the residential element of the building (Yet to be agreed an implemented). Redacted copy of the lease available on request.

Sale method: By way of sale of assets including the name, membership, and stock at valuation.

EPC Rating: To Be Confirmed.

VAT: All prices quoted are exclusive of VAT.

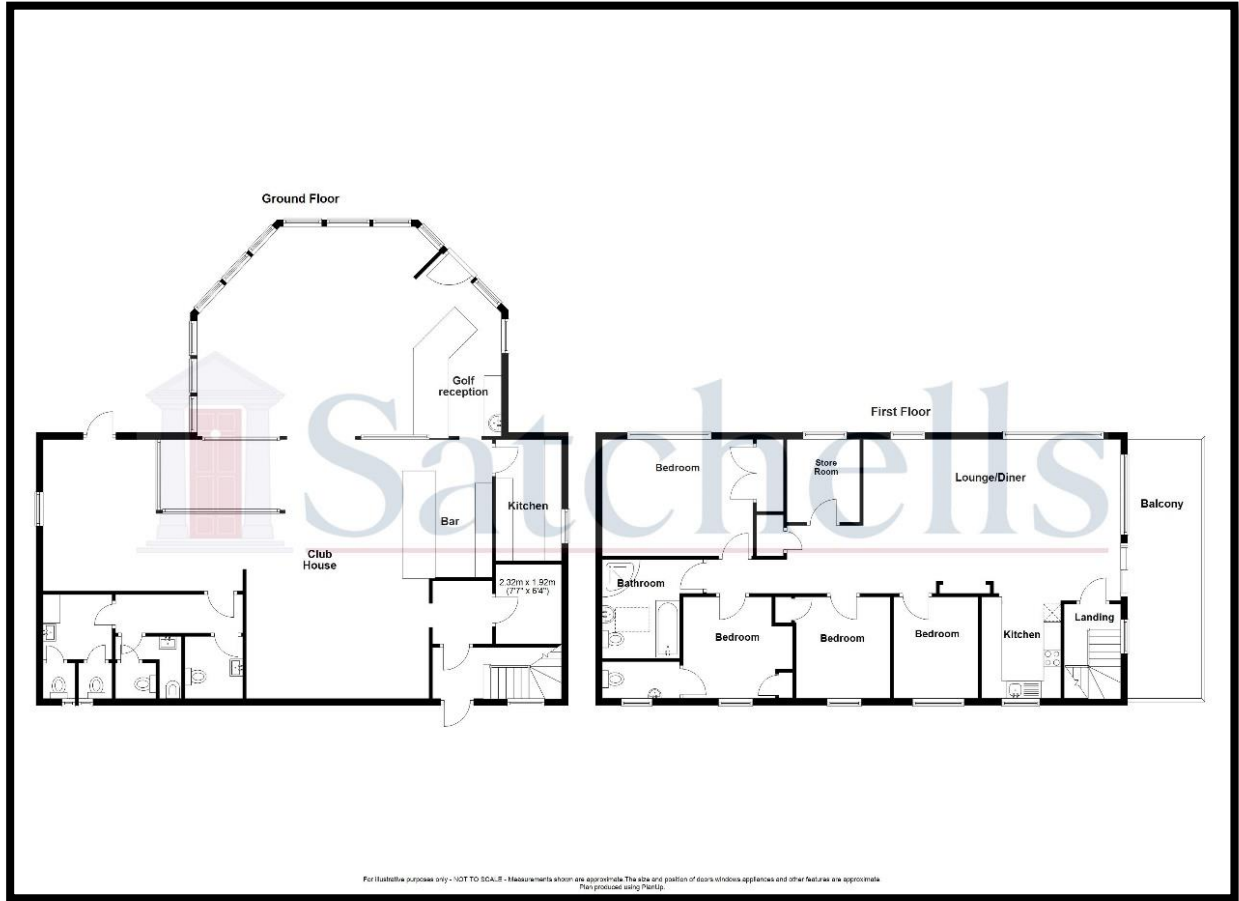
Rates: The VOA website provides a rateable value £12,000 for the ground floor elements, golf course, store, and miscellaneous addition.

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/>

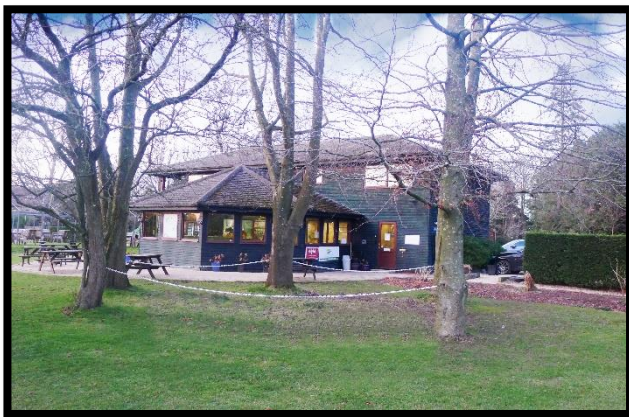


Floor plans and Images



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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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