



**ABERCORN BUSINESS SALES**  
SUCCESSFULLY SELLING YOUR BUSINESS



## **Exceptional Opportunity to Acquire Northern Irelands Premier Indoor Golf Experience.**

Northern Ireland (Fully Relocatable)

**Asking Price: £250,000**

Reference: EG01-ABS | Business Memorandum

## **Asking Price: Offers In the Region of £250,000**

**Property Type:** Leasehold

### **Overview**

Seize the chance to own a pioneering indoor golf facility. Situated in a bustling retail environment, our unique "Golf While They Shop" concept combines quick golf services such as lessons and custom fittings with a shopping experience, appealing to a diverse clientele.

### **Key Features**

- **Advanced Technology:** Equipped with leading TrackMan golf simulators, attracting both serious and casual players.
- **Retail Synergy:** Specializes in high-margin outlet clearance items, enhancing profitability and supporting a dynamic online sales strategy.

### **Operational Highlights**

- **Franchise Development:** The first franchise is nearing completion, with keen interest shown in ten additional territories, indicating robust market demand and expansion potential.
- **Resilience:** Despite recent challenges due to an unexpected relocation, our business model has demonstrated adaptability and resilience.

### **Financial Snapshot**

- **Current Situation:** Revenue has temporarily declined due to relocation and initial investment losses.
- **Growth Plan:** We aim to leverage our focus on high-margin retail products and a strong online presence to recover and enhance financial performance.

### **Location Advantages**

- **Prime Setting:** Located in a high-traffic retail area, ensuring excellent visibility and easy access, attracting a broad customer base.

### **Marketing and Growth Prospects**

- **Untapped Marketing Potential:** Significant opportunities for growth through refined marketing efforts and an enhanced online presence.
- **Unique Market Positioning:** The "Golf While They Shop" concept uniquely positions us at the convergence of leisure and retail, offering extensive expansion possibilities within and beyond the current market.

### **Current Challenges and Future Opportunities**

- **Addressing Setbacks:** Focused on mitigating the impact of recent operational challenges, with plans to reintroduce and optimize the pizzeria/cafe component.
- **Expansion Potential:** There are opportunities to replicate our quick-service model in other high-traffic retail locations, both nationally and internationally.

### **Support and Training**

- **Founder Commitment:** The owner is dedicated to a smooth transition and am willing to provide extensive support and potential ongoing consultancy to ensure continued operational success.

### **Reason for Sale**

- **Strategic Realignment:** The owner is looking to pursue other business interests and am seeking a driven owner to build on the established foundation, aiming to elevate the business to new heights.

### **Next Step**

To Register Interest, you will need to fully complete our Confidentiality Agreement Form ( NDA).

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## Next Steps & Contact

Abercorn Business Sales

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