



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

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