



THE ULTIMATE FAMILY LEISURE VENUE
FOR SALE FREEHOLD



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WOOD LANE, BINFIELD, BRACKNELL, BERKSHIRE RG42 4EX

www.golfplex.co.uk

**Adventure Golf | Toptracer Range | Simulator
Footgolf | Padel Stars | Café Bar**

- Approximately 18 acres
- 25 bay floodlit driving range with Toptracer Technology
 - Café/Bar extending to approximately 170 sq m
 - Consent to extend by a further 150 sq m
 - Indoor sports simulator
 - 22 hole adventure golf course
 - Padel - 3 indoor and 1 outdoor
- Planning application submitted for a further 4 courts
- 10 hole Footgolf course (option to rent a further 13 acres to retain the current 14 hole course)
- Highly profitable business with multiple revenue streams
 - **FOR SALE FOR THE FIRST TIME**
 - **FREEHOLD**

LOCATION

GolfPlex is located in a very commercial location on the north west outskirts of Bracknell in Berkshire. The property benefits from an adjacent new residential development and has good visibility and road access.

GolfPlex draws from the continuing expansion of Bracknell. With the recent residential and commercial developments in the area together with future planned expansion, the business will continue to grow.



Plans are for illustrative purposes only. Not to scale.



EXISTING FACILITIES

DRIVING RANGE

State of the art 25-bay floodlit driving range fully automated with Toptracer Technology, Power Tees and robotic ball collection and grass cutting.

Food & drink hosted service to the 25 bays (includes 1 Party Bay).

Children can play the installed franchise interactive game, Angry Birds, which adds another dimension to their experience.

CAFÉ/BAR

Attractive modern open plan café bar and check-in facility extending to 170 sq.m. and with seating capacity for up to 48 covers, with a further 48 covers on the range. The bar serves alcoholic as well as soft drinks. Pizzas and Paninis served in the café and driving range bays.

SPORTS SIMULATOR

A fully immersive and interactive facility with over 60 sports to choose from at over 3,000 sporting venues. This is popular and well used by children and adults.



ADVENTURE GOLF

The 22 hole Bear Mountain Adventure Golf comprises three themed courses namely, the 7 hole Polar Zone, the 8 hole Jungle Zone and the 7 hole Desert Zone. The three differing themes is unique and creates excellent repeat business.

FOOTGOLF

A 10 hole Footgolf course, with the option to rent further land to increase to the current 14 hole course, is a popular attraction for families and groups and increases the time spent at GolfPlex.

PADEL

There are currently three covered padel courts and one outdoor court. LED lighting throughout. WiFi, reception and viewing areas are also provided.



FUTURE DEVELOPMENT

A planning application is being submitted to construct a further 4 Padel courts. The new courts will be operated by PadelStars on the same basis and on the same lease terms as the existing 4 courts. This will bring in substantial additional rental income and footfall to the business.

There is also an extant planning consent to extend the existing clubhouse footprint by a further 150 sq m.

GENERAL INFORMATION

All aspects of the business are run in house with the exception of the Padel facility which is on a lease to PadelStars.

LICENCES

Premises Licence LI/21/00102/LAPRE1 – IC 8691

SERVICES

All mains services are provided including air conditioning/heating in the café.

ADDRESS

GolfPlex Entertainment Centre, Wood Lane, Binfield, Bracknell,
Berkshire RG42 4EX



spout.cherry.ranch

METHOD OF SALE

The sale will be by way of the entire issued share capital of both Golf Entertainments Operations Limited (Company Number: 11710009) which operates the business & Golf Entertainments Properties Limited (Company Number: 117110002) which owns the land and buildings.

Consumable stock is included in the purchase price.

Offers are invited on the following basis:-

- Vacant possession will be provided upon completion subject to any existing rental and management agreements.
- Purchasers will be required to comply with the relevant legislation in respect of current employees of the complex in its entirety (TUPE).
- Fixtures, fittings and equipment are included in the sale.
- There is an overage currently in place with the local authority.
- Offers are invited for the complex as a going concern.

A comprehensive data room which encompasses all aspects of the business and property is available to interested parties.

Please note that the sale is confidential.

FURTHER INFORMATION AND VIEWINGS

For further information on the property, or to arrange a viewing, please contact:

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