



## Henley Brook WA

### KEY INFORMATION

#### Address

Henley Brook WA

#### Price

\$1,250,000 includes Stock

#### Type

Business / Leisure/Entertainment - Amusements

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

Occasionally an outstanding exceptionally safe and very reliable business opportunity arises. It's here folks, right now!!

This simple to manage enterprise, is uncomplicated and yet provides a surprisingly high level of revenue. It offers a solid bottom line profit, as is very attractive and thus proven via twenty years plus, in successful operation.

I look forward to presenting this gem to a corporate investor, or private owner operator. This is truly a high cash flow generator.

With an incredibly low interest rate setting for borrowing, and circa 40% return on investment, I strongly encourage offers with a fair timeframe, for clear assurance from Due Diligence.

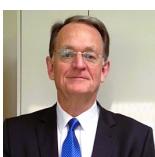
This business is not a franchise but run under licensed terms. It comprises a golfing complex, with two styles of modified golf, a kiosk, a secure office, loads of free customer parking, and a clubhouse in charming surrounds.

With decades of steady improvement made to amenities and leafy surroundings the hard work is done. Now and in the main is a regular maintenance scenario, with I expect some minor enhancement, to bolster current superb earnings.

The young and mature families typically enjoy great outdoor fun in good company. The health bonus is subtle vital moderate exercise, whilst improving motor skills, as is a great boost to confidence and one's mood.

This relaxed sport places far less competitive pressure on young ones. Short rounds as completed much easier than traditional golf set parents free, to teach the basics, without feeling too pressured to call through "other groups of players".

If you seek "an enjoyable business model" that won't wear you out in a hurry, then do register an expression of interest soon.



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The affordability of leasehold will be more so after refining the kiosk menu and broadening the current selection of merchandise. As ideal for revenue growth securing of a liquor license to service a massive regular visitor traffic flow [as is historically proven] will assure a greater slice, of this hugely popular "leisure led" market.