

IFORD GOLF CENTRE, BOURNEMOUTH - FOR SALE



HLL Humberts Leisure, the property specialists to the golf and golf hotel industries, is instructed to market Iford Golf Centre, Bournemouth. Offers in the region of £1.75 - £2.0 million are invited for the property, which is one of the foremost golf centres on the South Coast.

Iford Golf Centre, which is located on the edge of the Bournemouth / Christchurch / Poole conurbation (population 343,100), comprises a magnificent 18 hole 6,313 yard (par 72) golf course adjoining the River Stour; a 9 hole par 3 course; a two tier 60 bay floodlit golf driving range and floodlit practice putting green; together with a well appointed, two storey clubhouse designed by acclaimed architect Charles Mador.

Iford Golf Centre has been operated under management since 2002 and has flourished during this period. The business achieved a turnover of £1,191,220 in the year to 31st October 2007; the fourth consecutive year of growth. The business mix is approximately 34% season ticket and daily fee income; 22% golf range income; 12% teaching & miscellaneous sales; 8% retail sales; and 24% food and beverage income. The property is held under the terms of a 99 year FRI lease from Christchurch Borough Council.

The sale is being handled by **Ben Allen** head of Humberts Leisure's golf agency team. **Ben Allen** said 'Iford Golf Centre is a fine golf business that will be of interest to lifestyle purchasers and existing golf operators. The facility was developed to a very high standard in 2001 at a reported cost of £3.7 million. The Centre offers the full scope of facilities for the novice to the experienced golfer, which, combined with a welcoming atmosphere, make this an excellent venue for golf. We anticipate strong interest in the opportunity and hope to conclude the sale in a short timescale.'

For further information on Iford Golf Centre please contact:

Ben Allen BSc (Hons) MRICS or **Paul Barnes** BSc (Hons) MRICS on **01962 835 960**

Ends

www.humberts-leisure.com

Issued June 2008

London Office: 12 Bolton Street, Mayfair, London. W1J 8BD