



Brooker Road, Waltham Abbey EN9 1JH

Guide price £650,000

Profitable Golf Driving Range with Café Lease Available!

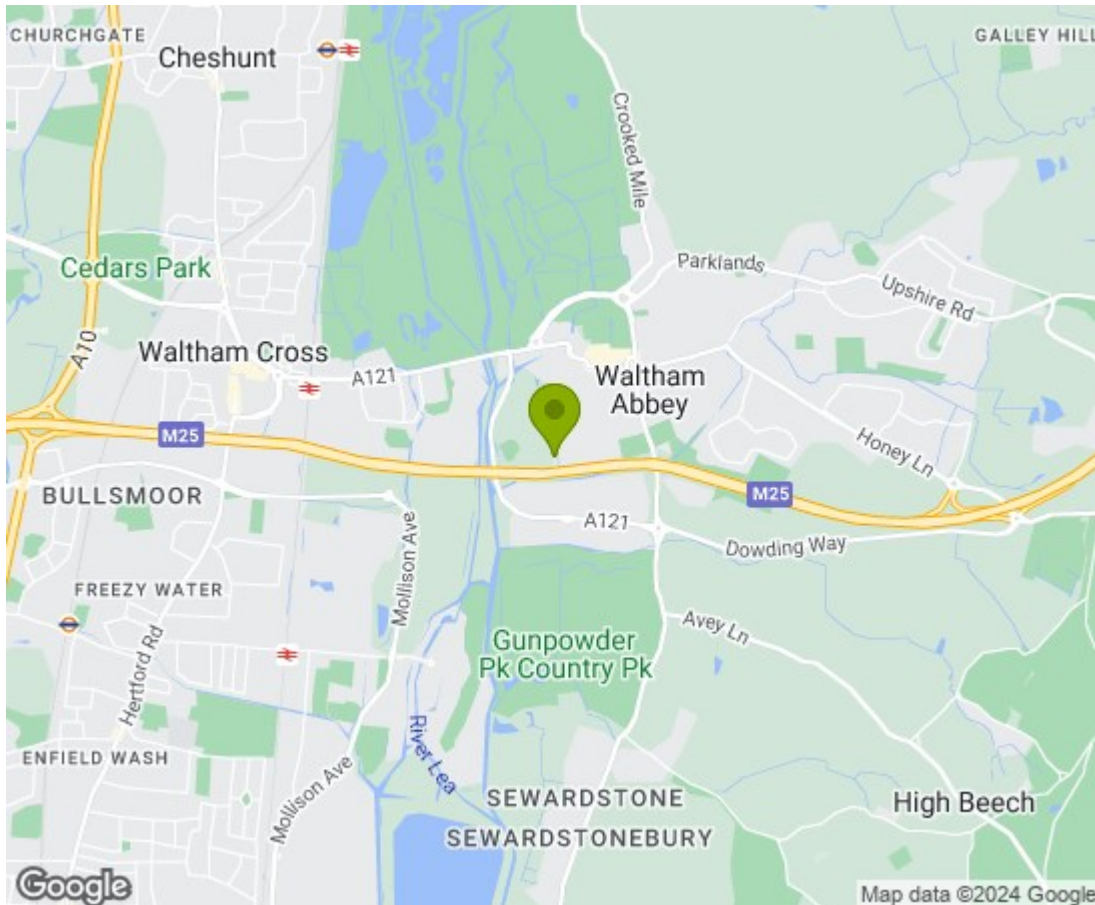
Welcome to an unparalleled opportunity in the realm of leisure and business! Presenting a thriving driving range coupled with a charming café, this establishment offers not just recreation but a lucrative investment venture.

Key Features:

- Prime Location: Strategically positioned to capture both local and visiting clientele.
- Years of profitability with track record
- Turnkey Operation: Fully equipped and operational, ready for seamless handover to new management.
- Café Delight: A cozy café on-site ensures guests can enjoy refreshments
- Scenic Setting: Nestled amidst picturesque surroundings, offering a serene backdrop for golfing enthusiasts.
- Large private car park

Why Invest:

Brooker Road, Waltham Abbey EN9 1JH



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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