



## Brooker Road, Waltham Abbey EN9 1JH

**Guide price £650,000**

Profitable Golf Driving Range with Café Lease Available!

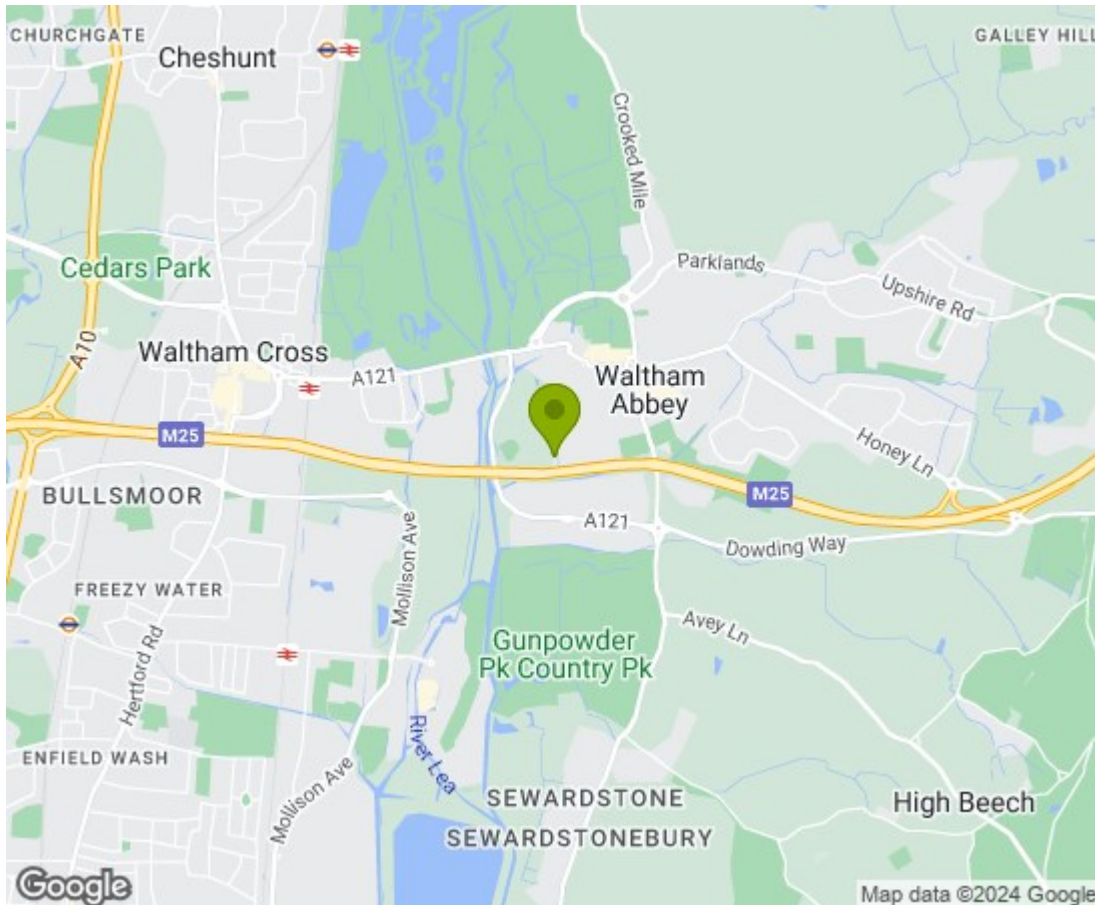
Welcome to an unparalleled opportunity in the realm of leisure and business! Presenting a thriving driving range coupled with a charming café, this establishment offers not just recreation but a lucrative investment venture.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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