

Unit 11
2 Gilpinstown Road
Lurgan, BT66 8RL

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BUSINESS FOR SALE

Price: £85,000

Golf Simulator Business trading as Limitless Golf

757 Sq Ft (70.31 Sq M)

2 x TRACKMAN
golf simulators

EXCELLENT
fully fitted unit

Large
residential catchment area

Features

- Walk-in-ready & established golf simulator business t/a Limitless Golf
- Sale includes two Trackman 4 units with high spec hitting bays and screens, CCTV & alarm system.
- Start trading immediately with existing website, booking system and social media
- Growth potential through lessons, leagues, events, memberships and extended hours
- Lease expires 8th September 2027 with an option to extend the lease now, if desired

Overview

Limitless Golf is strategically positioned a short distance from both Lurgan town centre and the M1 Motorway, set within a busy convenience complex anchored by Eurospar with an abundance of free car parking. This turnkey business is only available due to the owners increasing international coaching commitments. Ideal for an entrepreneur or golf coach looking for a fast-start, high-growth opportunity who can operate the business full time. Fittings include, 2 x Trackman 4 units, 2 x 27" liyma Pro Lite screens, 2 x Panasonic projectors, Acer hard drive & Dell Alienware Laptop (full equipment list on website).

Request a viewing
07881 202179

Details

Price £85,000 (includes fixtures, fittings & goodwill)

Lease Expiry 8th September 2027

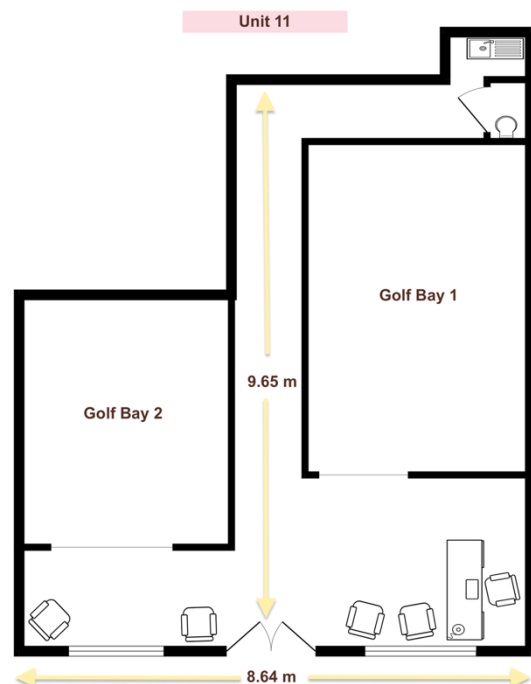
Rent £7,500 pa

Rates Payable £2,897.35 pa (2025)

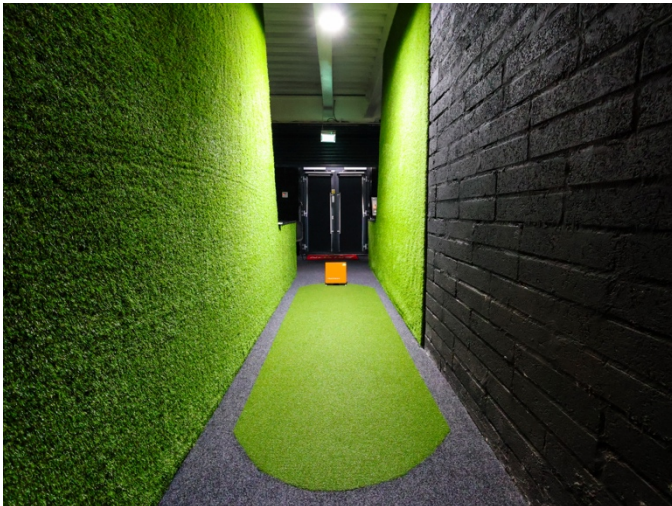
Service Charge c.£480 pa

Building Insurance c.£300 pa

Elected for VAT Yes

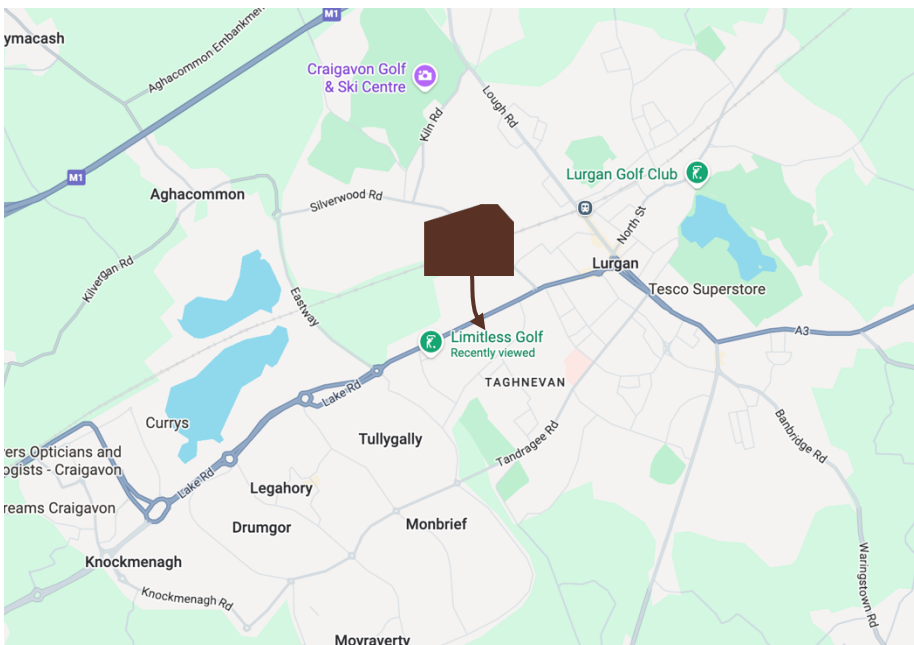


Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





For more information
neil@mellon.properties



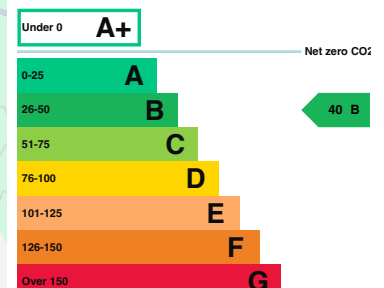
Units 11,13,14
2 Gilpinstown Road
Lurgan
CRAIGAVON
BT66 8RL

Property type

Total floor area

Energy rating and score

This property's energy rating is B.



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