



GOLF KINGDOM ROSSENDALE

MARL PITS, NEWCHURCH ROAD, RAWTENSTALL, ROSSENDALE, [BB4 7SN](#)

*A recently fully refurbished family attraction
north of Manchester*

Approximately 6.13 acres

18-hole Squirrel's Lair themed Adventure Golf Course

State of the art 22 bay floodlit range with Toptracer technology

Large clubhouse extending to 230 sq m

8-year lease

Passing Rent £125,000 per annum

CAPEX £735,000 since April 2021

FOR SALE LEASEHOLD

www.golfkingdomrossendale.co.uk



LOCATION

A well-located family golfing centre about 19 miles north of Manchester and about 19 miles northeast of Chorley.

FACILITIES

Since American Golf acquired the complex in 2021 substantial improvements have been made. The property is now in excellent condition and has been recently refurbished.

THE DRIVING RANGE

A newly refurbished 22 bay floodlit driving range with Toptracer technology. There is also a custom fitting bay with Trackman launch monitor.

THE 18 HOLE SQUIRREL'S LAIR ADVENTURE GOLF COURSE

An 18-hole themed course which is very popular with children & adults.



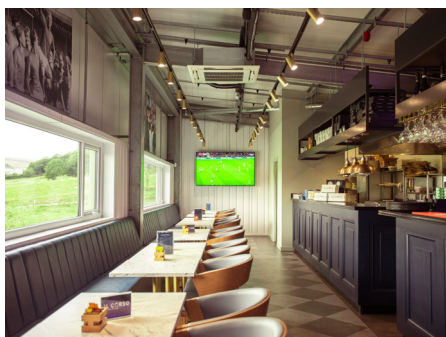
EXTERIOR

There is ample carparking with an overflow car park.

METHOD OF SALE

Due to a decision to focus on its core retail business, American Golf has decided to dispose of its golf property assets. The sale is by way of a UK registered company, details of which can be obtained from the agents.

Further information is available to interested parties.



IL CORSO SPORTS LOUNGE

The complex boasts a brand-new Il Corso Sports Lounge and Restaurant. This acts as the clubhouse and has a space available for private hire and functions. A driving range bay café service is also offered. The complex can cater for 65 covers with additional outdoor seating.



For further information or to arrange a viewing, please contact:

HMH Golf & Leisure

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