

TAMWORTH IS A CITY OF APPROXIMATELY 50,000 PEOPLE SITUATED INLAND, MIDWAY
BETWEEN SYDNEY AND BRISBANE.

The City offers great facilities for education, sports, dining, tourism, water sports and social.

The centre consists of the following amenities.

1. 3 squash courts. (1 Glass back.)
2. 3 beach volleyball courts. Real beach sand, imported.
3. Accommodation for 60 people.
4. Kitchen and BBQ facilities.
5. Rooms are air conditioned and have TV and fridge.
6. Land of 4,300 sq meters, fronting the New England Highway, approximately 10 minutes walk from the centre of the city.

Our clientele consists of :-

1. Squash competitions, squash and beach volleyball for school sport and social court hire
2. Accommodation by way of sporting groups, schools and students, visiting Tamworth to contest sports and visit the City for conventions and other social events such as:-
 - A). The Tamworth Country Music Festival
 - B). The National Equine and Livestock Events Centre. (Rodeo-Cutting Horse etc).
 - C). Agquip Rural Show.
 - D). Conventions.
 - E). Sporting Carnivals.
 - F). Dance festivals.
 - G). TAFE and school block courses.

HISTORY

The centre was renovated 10 years ago, following the downturn in squash, to allow me to still pursue my passion for the game that I love, and still remain in Tamworth.

This renovation consisted of converting 2 squash courts, both upstairs and down, into accommodation for 60 people, This was to provide accommodation for a full large bus of people when it was realised that a niche had opened in Tamworth which was not provided for.

Squash is still a viable business in Tamworth for the owner operator and coupled with the accommodation side works well.

The Beach Volleyball is used for school sport, but there is an opening for improvement by creating competitions in other beach related sports and social activities.

Here is a wonderful opportunity for the right person/family to pursue their dream, in a great environment.

Latest documented Valuation for land and building is \$690,000 plus plant and equipment and goodwill.

ASKING PRICE: - All offers above \$800,000 considered.

A good business with enormous potential is waiting for someone.

Regards and thanks again,

Trevor Stehr