

## Acquisition Opportunity

# Project Blue

May 2026

## Opportunity to acquire an award-winning indoor leisure park

### Key Business Highlights

- The business operates as an independent indoor leisure park, based in the Southwest of England and trades from leasehold premises. It is near to key transport links as well as being within driving distance of various large towns and cities, which creates a captive audience.
- The business has a strong customer following, caters to a variety of age ranges, groups and families and has strong links to the local community – generating repeat visits from schools, sports teams and other organisations.
- Winner of Travellers Choice Awards in 2024 and 2025.
- As an independent operator, the business owns the intellectual property of its brand, which creates the potential for growth and expansion to further sites.

### Opportunity

- The business undertook a strategic decision in Q2 2025 to exit from a national franchise agreement to move to an independent setting. This created the opportunity to build a bespoke brand as well as adapt the offering based on customer feedback.
- This included a full refit of the premises and a significant investment in new equipment to inject newness and replaced old, tired equipment. This in turn has broadened the customer appeal and enhanced their experience.
- The strategic change created an unforeseen impact on revenue levels due to marketing and communication issues which arose following the move to independent operation. This in turn, created trading losses over the course of FY26.
- Work is being undertaken to address this issue through additional marketing and, based on current footfall, visitor numbers are expected to increase back towards historic levels, driving a return to profitability. This is further strengthened by:
- A large, well-known retailer is currently finalising the fit out of a new trading premises within walking distance of the business, which is expected to generate significantly increased footfall and revenue.
- Scope to extend the current 16,000 sqft space into an adjoining property which is currently vacant, presenting an opportunity for significant expansion.

### Expressions of interest

Interested parties will be required to sign a non-disclosure agreement (NDA). Offers, alongside proof of funding, are required no later than 5pm Tuesday 12 May 2026 with completion of a sale required soon thereafter.

### Important notice

The information above has been supplied by our client and should not be relied upon as statements or representations of fact or warranties of any kind. BTG Eddisons its partners and employees shall not be responsible for any error, omission or misstatement. Neither we nor our client accept any responsibility whatsoever in respect of these particulars, which are simply offered as a general indication to parties who may be interested. This firm is not authorised under the Financial Services and Markets Act 2000 but we are able in certain circumstances to offer a limited range of investment services to clients because we are licensed by the Institute of Chartered Accountants in England and Wales. We can provide these investment services if they are an incidental part of the professional services which we have been engaged to provide.

### P&L overview

P&L (£'000)	12 mths to	12 mths to	12 mths to	12 mths to	12 mths to
	March 2027	March 2026	March 2025	March 2024	March 2023
	Forecast	MI	Unaudited	Unaudited	Unaudited
Revenue	1,053	615	908	999	1,227
Cost of Sales	(147)	(75)	(117)	(127)	(151)
<b>Gross Profit</b>	<b>906</b>	<b>540</b>	<b>791</b>	<b>872</b>	<b>1,076</b>
Gross Profit %	86%	88%	87%	87%	88%
Administrative Expenses	(665)	(608)	(685)	(733)	(813)
<b>EBITDA</b>	<b>241</b>	<b>(68)</b>	<b>106</b>	<b>139</b>	<b>263</b>
Exceptionals	(23)	(64)	-	-	-
<b>EBITDA less Exceptionals</b>	<b>218</b>	<b>(132)</b>	<b>106</b>	<b>139</b>	<b>263</b>
EBITDA %	23%	-11%	12%	14%	21%
Depreciation, interest and operating lease costs	(153)	(158)	(49)	(51)	(43)
<b>Profit/(Loss) Before Tax</b>	<b>88</b>	<b>(290)</b>	<b>57</b>	<b>88</b>	<b>220</b>

### Balance Sheet Overview

Balance Sheet (£'000)	Mar-26	Mar-25	Mar-24	Mar-23
	MI	Unaudited	Unaudited	Unaudited
<b>Fixed Assets</b>	401	29	52	90
	<b>401</b>	<b>29</b>	<b>52</b>	<b>90</b>
<b>Current Assets</b>				
Stocks	46	18	18	17
Debtors	26	110	83	95
Cash	68	135	245	209
	<b>140</b>	<b>263</b>	<b>346</b>	<b>321</b>
<b>Current Liabilities</b>	(49)	(93)	(127)	(117)
<b>Net Current Assets/ (Liabilities)</b>	<b>91</b>	<b>170</b>	<b>219</b>	<b>204</b>
<b>Non - Current Liabilities</b>	(631)	(35)	(72)	(133)
<b>Net Assets/ (Liabilities)</b>	<b>(139)</b>	<b>164</b>	<b>199</b>	<b>161</b>

### Further information

Further information is available upon completion and return of a non-disclosure agreement (NDA), which is available on request. Enquiries should be directed in the first instance to:

**David Ross**  
E: david.ross@eddisons.com

**Sharon Gill**  
E: Sharon.gill@eddisons.com

Find out more at [www.eddisons.com](http://www.eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Limited, registered in England and Wales (No. 3280893). Registered office: 340 Deansgate, Manchester, M3 4LY. A member of BTG Consulting plc. [www.btguk.com](http://www.btguk.com)  
Regulated by RICS