

# Lot 21

£70,000 Per Annum  
Exclusive (3)

Unit 1b and 1c Midland Place, Barlborough Links Business Park  
(M1 Junction 30), **Chesterfield, Derbyshire S43 4FR**

Attractive Medical / Industrial Investment



## Tenancy and accommodation

# Lot 21

£70,000 Per Annum  
Exclusive (3)

### Key Details

- Let to Specsavers Optical Superstores Limited (Trading as a Newmedica Eye Hospital) on a new 10 year lease until 2031 (Subject to Option).
- Handsome Industrial Unit with 24 dedicated Car Parking Spaces.
- Situated on an Established and Popular Business Park at junction 30 on the M1.
- Neighbouring occupier include Amazon, Practice Plus Group Healthcare, Barlborough NHS Treatment Centre, Ibis Hotel, KFC and McDonalds

### Location

**Miles:** M1 (Junction 30) 700 metres, 10 miles South east of Sheffield, 7 Miles north east of Chesterfield, 23 miles north of Nottingham  
**Roads:** M1 (Junction 30), A619, A6135  
**Rail:** Chesterfield Railway Station  
**Air:** Doncaster Sheffield Airport

### Situation

The very popular and modern Barlborough Links business park is strategically situated some 700 metres east of Junction 30 of the M1 motorway. The business park accommodates a range of industrial units and pavilion office buildings providing accommodation for an eclectic mix of small to medium sized businesses as well as major occupier on the park including Amazon, Practice Plus Group Healthcare, Barlborough NHS Treatment Centre, Ibis Hotel, KFC and McDonalds.

### Description

The property is two adjacent terrace hybrid buildings comprising industrial / warehouse accommodation on the ground floor and office accommodation on the first floor. The property benefits from dedicated Car Parking form 24 cars. Specsavers Optical Superstores Limited will be fitting out the property for use as a Eye Hospital.

### Tenure

Virtual Freehold. Each unit is held for a term of 999 years at a current rent reserved of £2,500 per unit.

The head leases provide for the ground rent to be reviewed in line with the Retail Price Index every 10th year.

### VAT

VAT is not applicable to this lot.

### 6 Week Completion

### Energy Performance Certificate

Unit 1B = Band "D" Unit 1C = Band "C"

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. (gross)	Review
1B	Ground	Warehouse	188.89 sq m	(2,033 sq ft)	Specsavers Optical Superstores Limited	10 Years from 19 November 2021 until	£70,000 (3)	19/11/2026
1B	First	Office	187.66 sq m	(2,019 sq ft)	t/a Newmedica	2031 on a full repairing and insuring lease (2)		
1C	Ground	Warehouse	190.07 sq m	(2,053 sq ft)	(CRN 01721624)			
1C	First	Office	187.54 sq m	(2,018 sq ft)	(1)			
<b>Total Approximate Floor Area</b>			<b>757.16 sq m</b>	<b>(8,123 sq ft)</b>			<b>£70,000 (3)</b>	

- (1) For the year ending 29/02/2020, Specsavers Optical Superstores Limited reported a turnover of £696,410,000, pre-tax profits of £20,929,000 and total shareholder's equity of £86,047,000 (NorthRow 22/10/2021). Newmedica is one of the leading providers of NHS-funded ophthalmology services in England, founded more than 10 years ago. They provide services for NHS CCGs, NHS Trusts and Foundation Trusts, and other providers of NHS-funded services, caring for more than 120,000 patients a year in more than 23 services across England. To support their work to improve eye health services for patients in the community, Specsavers, the largest optical provider to the NHS, made a major investment in a partnership with Newmedica in 2016. Newmedica have been operating in Barlborough and are relocating this branch to provide a new purpose built theatre and treatment centre. More information: <https://www.newmedica.co.uk/>
- (2) The lease provides for a tenant option to determine the lease on 19th November 2027 on serving 6 months written notice.
- (3) The lease provides for a rent free period for the first 6 months of the lease until 19th May 2022. The Seller will pay the Buyer the rent that would have been due from Completion of the sale until end of the rent free period.



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