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Newburgh Works Netherside, Hope Valley, S33 9JL



Newburgh Works Netherside

Hope Valley, S33 9JL

- An excellent investment opportunity in the Peak Park
- Modern warehouse/ production facility to an excellent specification
- Secure gated site of 0.75 acres
- Let under the terms of a 15 year lease to an excellent covenant
- Stone built Gatehouse at the entrance providing additional office
- EPC Rated Band A

*** GUIDE PRICE £1.1-£1.2 MILLION ***

An exceptional investment opportunity in the delightful Peak District village of Bradwell.



Newburgh Works

Newburgh Works provides a prime investment opportunity, comprising of a modern detached industrial building and premises together with a large yard and gatehouse situated in the desirable Peak Park village of Bradwell.

The premises are let to an excellent covenant under the terms of a 15-year lease commencing from 2017 with over 8 years unexpired.

It is rare for such an outstanding opportunity to come to the open market.

Viewings

Please contact our office to arrange a viewing - viewings are by appointment only





The Accommodation

Newburgh Works comprises of two buildings set within a well-proportioned site; a modern steel portal frame warehouse and production facility together with a stone built gatehouse.

The warehouse and production facility provides 1,076 Sq.M/ 11,580 Sq.Ft of accommodation, configured as workshop accommodation together with ancillary office accommodation on the first floor with lift access and air conditioning throughout.

The unit has three sectional up and over doors providing excellent flexibility, and the building was designed and built in such a way that it can easily be reconfigured to provide a number of smaller units in the future if required.

The gatehouse extends to 83 Sq.M/ 893 Sq.Ft and comprises of a meeting area, rear office, kitchen and WC facility to the ground floor, with a large meeting room/ office on the first floor, which benefits from a balcony overlooking the industrial building and countryside beyond.

Outside is a large yard providing excellent access to the building and generous car parking.

Tenancy

We have not had sight of the formal tenancy documentation, but understand the property is let in its entirety to Nuclear Energy Components Ltd under the terms of a 15 year lease which commenced in October 2017 giving over 8 years unexpired. The lease has rent reviews at 5 year intervals, the next being in 2027.

The current passing rent is £71,000 per annum exclusive

Covenant

Nuclear Energy Components Ltd took over the operation of Newburgh Engineering Co Ltd in 2017 after a restructure due to a final salary pension scheme deficit. The highly respected business has operated from the site since 1939 and has a long history of serving many industrial sectors, including nuclear power generation since the early 1950's.

The company provides fuelling components to the UK's fleet of reactors which are planned to operate until 2032, with the potential for extensions. This provides a stable profitable platform of income for the business providing an excellent covenant strength.

The company will likely be in a position to purchase the freehold within the short to medium term if a purchaser was to consider a disposal of the asset in the future.



Accommodation Summary

The property provides the following accommodation on a gross internal floor area basis:

Industrial Unit - 1,076 Sq.M/ 11,580 Sq.Ft

Gatehouse - 83 Sq.M/ 893 Sq.Ft

Total - 1,159 Sq.M/ 12,473 Sq.Ft

The building sits on a site of 0.3 ha (0.75 acres).

Location

Bradwell is one of the largest villages in the Peak District National Park, situated approximately 12.5 miles from the city of Sheffield, 17.5 miles from the market town of Chesterfield and 28 miles from the city of Manchester, the village has an array of local amenities with excellent transport and road links ensuring Bradwell is a highly desirable location to live and work, and is also ideal for commuters.

There is a railway station at Hope, with frequent trains to Sheffield and Manchester, with excellent links to London and beyond. Both Manchester and East Midlands Airports are approximately 1 hour away.

Peak Park

The Peak District National Park became the first national park in the United Kingdom in 1951. With its proximity to the cities of Manchester, Stoke-on-Trent, Derby and Sheffield, and ease of access by road and rail, it attracts millions of visitors every year.

It is estimated that 20 million people live within one hour's journey of the Peak District.

With thousands of miles of footpaths and cycle ways, along with superb climbing, caving and fishing, it is a wonderful place to live and work.

Material Information

-Steel portal frame industrial building with the elevations and roof clad with insulated profile metal cladding. The gatehouse is of conventional stone construction contained below a pitched roof.

-The property appears connected to mains electricity, water and drainage services – no mains gas supply is connected

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- Total - 1,159 Sq.M/ 12,473 Sq.Ft

- The building sits on a site of 0.3 ha (0.75 acres).

-Upon website enquiry we believe the property is entered in the current rating list at £54,500 Rateable Value under the description factory and premises. The summary valuation is provided in relation to Newburgh Gatehouse & Factory, Netherside, Bradwell, Hope Valley, Derbyshire, S33 9JL.

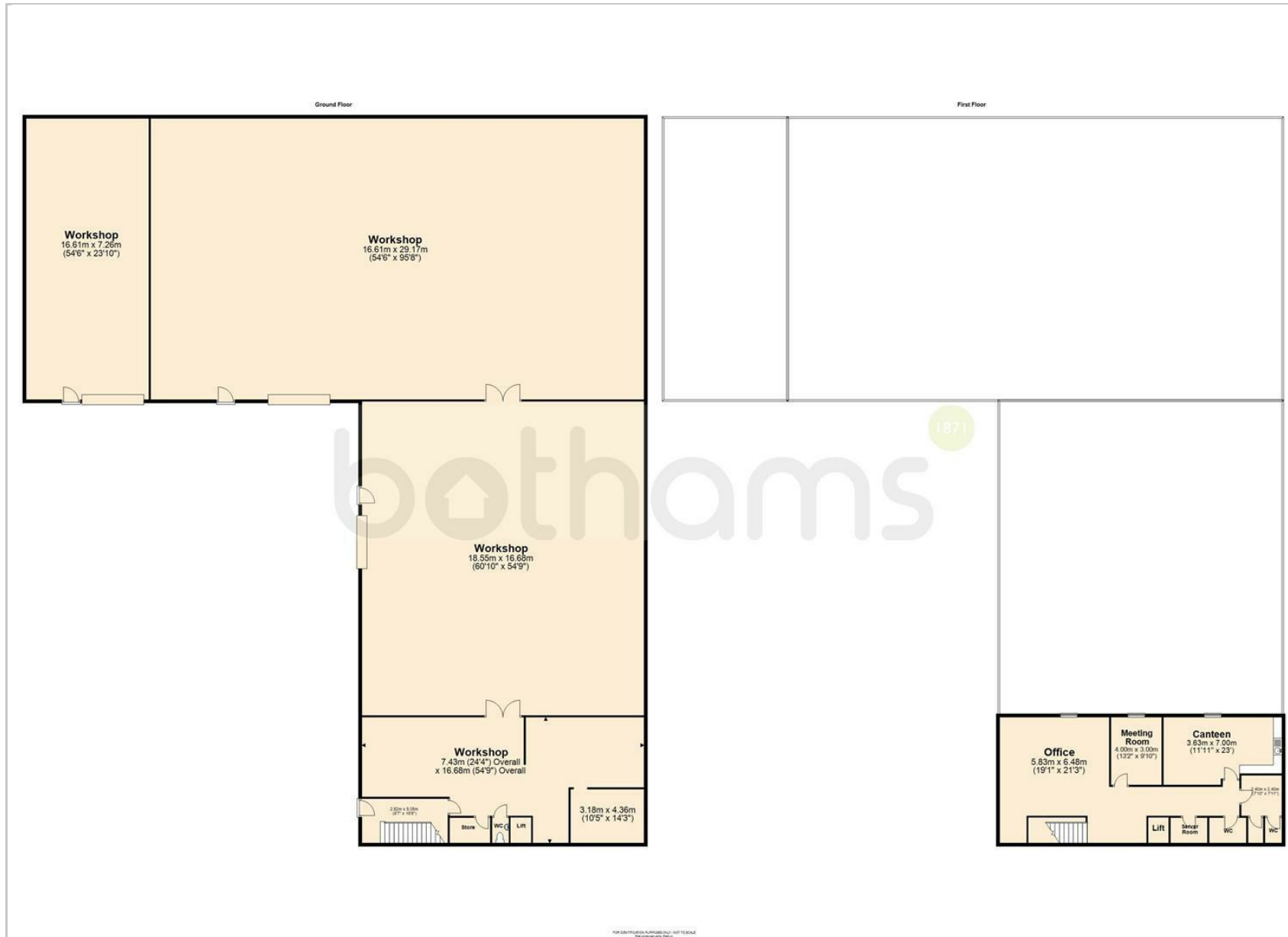
-The property is situated within the Derbyshire Dales Council's administrative area.

-EPC Rating - A

-Freehold Tenure under Title reference DY264512

-VAT - We understand that the property is elected for VAT and it is envisaged that the sale will be dealt with under the TOGC regulations.

Floor Plans



Location Map



Energy Performance Graph

Newburgh Engineering Ltd Netherside Bradwell HOPE VALLEY S33 9JL		Energy rating A
Valid until 3 October 2027	Certificate number 0470-0433-1679-0700-2096	
Property type	B2 to B7 General Industrial and Special Industrial Groups	
Total floor area	1,104 square metres	

Viewing Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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