



# THE BATCH HOUSE

The Glass Yard, Sheffield Road, Chesterfield, S41 8JY

LEASEHOLD: £150,000   ANNUAL RENT: £135,000   |   REF: 5752416

## KEY HIGHLIGHTS

- Artisan Food Hall with Food Vendors and Bar
- Turnover of £703,362
- Rental Income from Food Vendors included
- 7,821 SqFt venue
- EBITDA £168,904
- New Lease Opportunity | Energy rating C

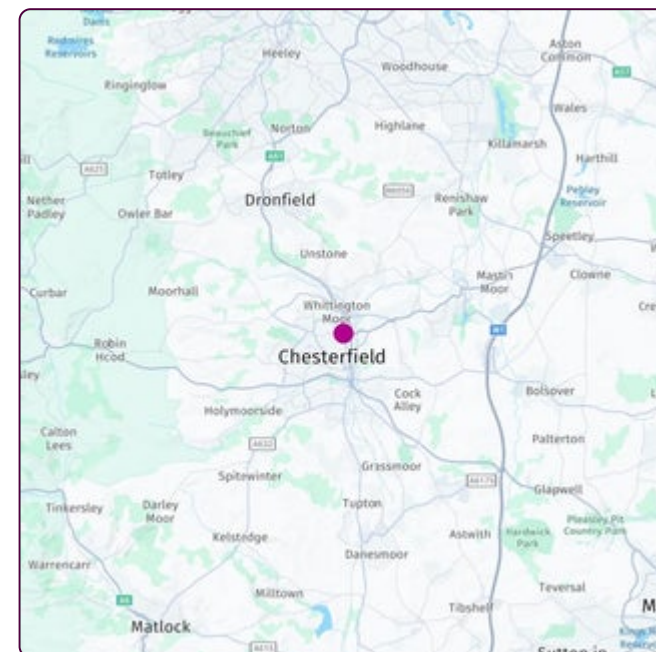


## LOCATION

The Batch House at The Glass Yard, occupies a highly accessible position on Sheffield Road within the established Whittington Moor commercial area of Chesterfield (S41 8JY), benefitting from strong roadside visibility and excellent connectivity.

The Glass Yard sits just north of Chesterfield town centre, approximately 1.5 miles away, offering a wide range of retail, leisure and transport amenities, including Chesterfield railway station with direct services to Sheffield, Derby and beyond. The location provides convenient access to the A61, linking to the M1 motorway at Junctions 29 and 30 within a short drive, making it well connected for regional travel, with South Sheffield just 15 minutes away

The immediate surrounding area comprises of Chesterfield Football Club and a further retail park including a large Tesco, Aldi, Casa Hotel and other national retailers.



## DESCRIPTION

The Batch House is a modern food court and bar, offering all day trade, open from 8am - 11pm Monday to Saturday and 9am - 10pm on Sundays.

The Batch House is the main anchor unit of The Glass Yard retail park and occupies the entire left side of the retail park (as you see it from the main entrance).

The venue is split internally into 10 sub units with units 1 and 2 occupied by Aquarius Bar and the remaining nine units occupied by independent food vendors offering a range of international food.

The bar is operated by a management team on behalf of the owners. The food vendors are independent operators, paying rent to the owners on short term lease agreements.



## INTERNAL DETAILS

The Batch House is a large bar and food hall, with a modern industrial aesthetic. The bar, trading as Aquarius occupies the area nearest the roadside entrance, with the food vendors slightly elevated on a split level. The customer WCs are located to the rear of the food vendors section.

The food vendors are all in an "open kitchen" format offering takeaway and table service.

The whole venue is fully air conditioned.



## THE OPPORTUNITY

We are offering the opportunity for an experienced operator to operate the whole of The Batch House.

This will consist of managing the tenancies of the food vendors and receiving the rent directly.

The Aquarius bar and the existing bakery, that also serves coffee, is currently operated by a management team on behalf of the owners. Applicants can continue this format, operate the bar and bakery themselves or seek to sub let this unit in a manner consistent with the food vendors.

## EXTERNAL DETAILS

The unit benefits from external seating to the front of the unit. Delivery access is to the rear of the site.

Parking is free for 2-3 hours, depending on the time of your visit, within the Glass Yard retail park. There are 163 parking spaces, barrier free with ANPR enforcement. Parking beyond the initial free period is charge at £2 per hour.

The car park is open 24/7.

The Glass Yard is situated on a 2.11 acre site, with direct access to the next door park.



## FIXTURES & FITTINGS

Fixtures and fittings are included, for the common parts, Aquarius Bar and the bakery unit.

Fixtures and fittings that are assigned to the sub tenants are not included.

## TRADING INFORMATION

Batch House Ltd has a turnover of £703,362 and an EBITDA of £168,904. The turnover is derived from wet sales from the bar and rent from the food vendors.

## TRADING HOURS

Monday to Saturday - 8am until 11pm

Sunday - 9am until 10pm

# TENURE

Six of the seven food vendors are on variable leases of three-five years. Five of these leases commenced in 2024, two commenced in 2025. Batch Burgers Ltd are on a ten year lease that commenced in 2022.

The collective rent from the food vendors totals £96,707 pa.

Aquarius Bar currently pays an operational rent of £40,000 per annum but is not on a tenancy agreement.

# TENANCY

New lease opportunity.

We are seeking a leasehold premium of £150,000 for the good will of the current business.

We are seeking a rent in the region of £135,000 pa.

The term of the lease will be subject to the strength of the tenant.



The Batch House, Sheffield Road, Chesterfield S41 8JY



All measurements are approximate and for marketing purposes only



## DEBT & INSURANCE ADVISORY

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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