



**to let**  
commercial

## Batemans Mill Hotel, Chesterfield

Well positioned bar, restaurant and hotel

in association with

**Nicholson & Co**  
Property Consultants  
1988 - 2020






**ROY PETERS ESTATES**

01246 272740 | 01246 236798

enquiries@roypeters.com

roypeters.com

roypetersstateschesterfield   
roy-peters-estates-chesterfield   
roypeterschesterfield 

# Batemens Mill Hotel, Mill lane Chesterfield, S42 6AE

A superb opportunity has come to the market to take on a new lease of this stone built former mill, excellent and well positioned bar, restaurant and hotel situated in a semi-rural area, a short distance from the centre of Clay Cross and 3 miles from Chesterfield town centre.

The property is presently closed but offers huge scope to a variety of food and function operators to create and enhance an excellent business.

The property is a landmark and attractive property with trading accommodation over two levels and benefits for excellent surfaced car park.

## Rent / Lease

We are wanting to lease the property for a period yet been negotiated, at a rent and terms to be negotiated.

## Accommodation Area

From the main entrance door, there is an open bar and lounge (46 people) with bar servery, to the rear of the bar there is a range of catering kitchen and storage facilities. The lounge also has a feature well. Also at this level there is a WC/Staff room and four ensuite bedrooms. There is a Foyer entrance off the Car park.

First level as a function room/restaurant (60), prep area and Ladies and Gentleman's toilets.

First floor level there is also four ensuite letting bedrooms and a small managers rest area and meeting room. Outside surface car park for 30 cars and outside Terrace/drinking area. There is also a second entrance to the property from the car park with a porch.

## Fixtures and Fittings

The fixtures are available to be purchased as part of the lease process.

## License

The property is licensed.

## Business Rates

The business rates (RV) of the property IS £16500 – NOTE THIS IS NOT THE SUM PAYABLE.

## EPC

ENERGY rating of D.

## Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.



### MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.

## Viewing

Strictly by prior appointment dual agency  
Roy Peters Estates / Nicholson And Co.



**ROY PETERS ESTATES**  
01246 272740 | 01246 236798  
enquiries@roy-peters.com

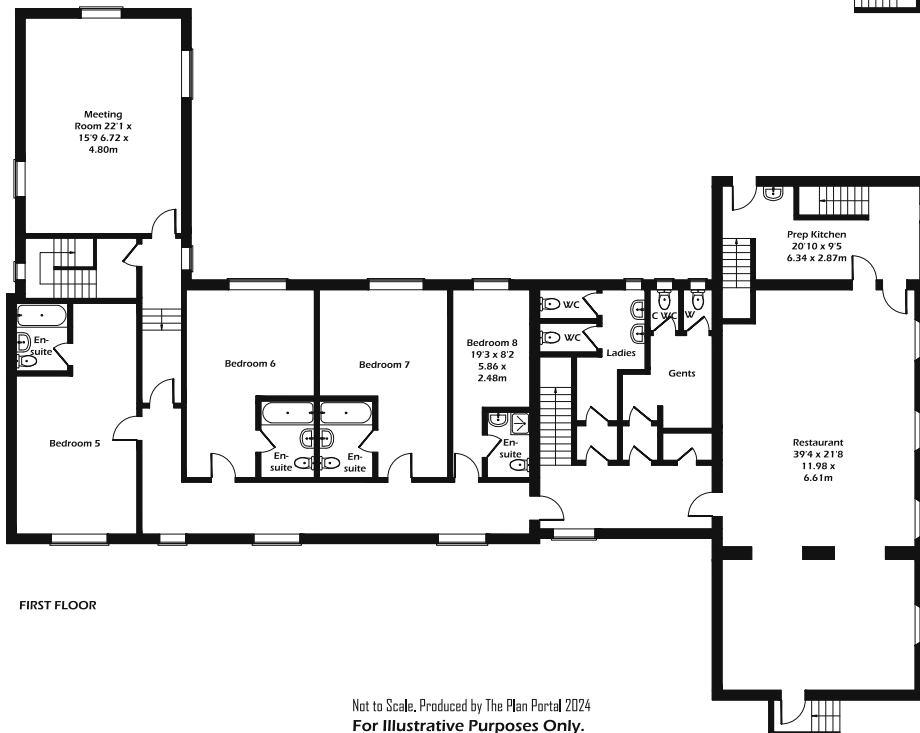
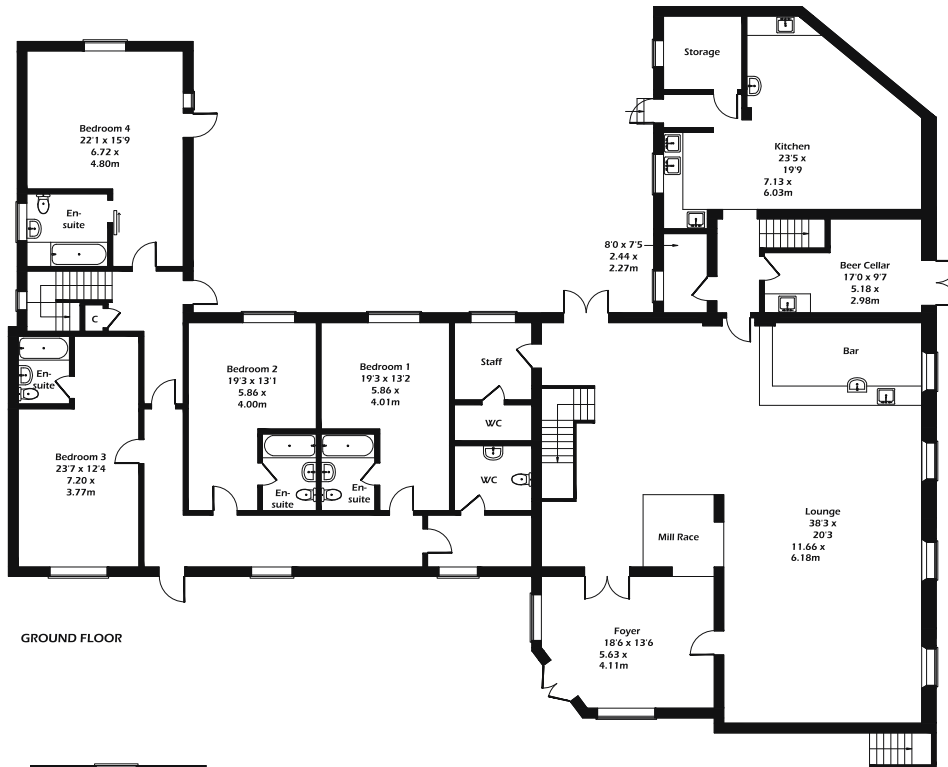


**Nicholson & Co**  
0114 230 7823  
martin@nicholson-and-co.co.uk

# Floorplan

## Batemans Mill

Approximate Gross Internal Area  
7406 sq ft - 688 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.



### Viewing

Strictly by prior appointment dual agency  
Roy Peters Estates / Nicholson And Co.



**ROY PETERS ESTATES**  
01246 272740 | 01246 236798  
enquiries@roypeters.com



**Nicholson & Co**  
0114 230 7823  
martin@nicholson-and-co.co.uk