

# PEAK VILLAGE ROWSLEY



Over 500k  
visitors per year



450  
Car Park Spaces



14.4 miles  
from the M1



# Welcome to this delightful Shopping Village, set in the heart of the Peak District

Peak Village is located on the A6 between Matlock and Bakewell, in the village of Rowsley. Set in the heart of the Peak District, it is approximately two miles from the internationally renowned attraction Chatsworth House and Gardens.

In early 2021 the site was acquired by the Devonshire Group who look after the property interests of the Duke and Duchess of Devonshire. Since acquisition, there has been investment of around 2 million pounds, with ongoing investment planned to improve the site to benefit both tenants and visitors.

The Devonshire Group work in partnership with regional and national retail and leisure businesses to further enhance the appeal of the site to a growing number of visitors from a broad and affluent demographic.



**Located at the gateway to the  
Peak District National Park**



**Close to the iconic Chatsworth House &  
Derwent Valley Mills  
UNESCO World Heritage Site**



**Derby, Nottingham & Sheffield within 1 hour travel**



# Quality retail in a picturesque setting

Peak Village comprises of over 60,000 sq ft of retail and leisure premises set within the stunning rural back drop of Derbyshire. There are 450 free car parking spaces and a dedicated coach parking area. National names such as Regatta, Cotton Traders, Weird Fish, Pavers Shoes and Denby Pottery sit alongside quality independents such as Henmores, Dotique and The Woolroom.

Chatsworth Kitchen, launched in June 2022, is a brand new concept, designed for Peak Village, from the Chatsworth estate. The contemporary offer celebrates quality seasonal produce from the Chatsworth Estate and across the Derbyshire Dales. Massarella's Restaurant is a popular catering offer serving a varied menu from full English breakfasts to hearty homemade specials from the hotplate. Significant investment, due to complete in June 2024, is currently underway into the restaurant interior and its conservatory.

Peak Village is also home to a garden centre with ice cream parlour, Bamford's Auction House, an indoor play centre and its very own Nature Reserve. This combination of retail and leisure with regular free events strongly position Peak Village as a desirable location, with increased dwell time and more frequent visits for local residents and tourists.



**4.2m residents within 60 minutes drive time**



**3.7m vehicles pass Peak Village via the A6 annually**



**Derby, Nottingham & Sheffield  
within 60 minute drive time**





# An aspirational destination for local residents and tourists alike

With an affluent visitor profile and access to a substantial tourism market, Peak Village is perfectly placed to be an aspirational destination for both local residents and tourists alike. With a blend of trusted brands, unique independents and a great leisure offer, Peak Village is well placed to cater to the needs of this diverse demographic.



Visitor profile noticeably more affluent than the nearest competitor outlet



Disposable income within 60 mins 12% higher than national average



Visitor market of £17.3bn within 60 minutes drive



93m annual tourist visits within 60 mins worth £2.5bn per annum



BAGGAGE FACTORY

BAMFORDS  
AUCTIONEERS & VALUERS



BARKS & CO  
the dog shop

BAXTER & CO.  
LIFESTYLE STORE

BIG TOP  
Cards

BIG TOP  
TOYS

CAFFÈ  
MASSARELLA  
EST. 1864

CHATSWORTH  
KITCHEN  
ROWSLEY

Cotton  
TRADERS

Denby  
1809

Dotique  
PEAK VILLAGE

Peak Village  
Garden  
World

Gift  
COLOURS

Grape Tree  
Feed Good Foods

HENMORES

Lamb's  
CAKES & BAKES

PAVERS  
YOUR PERFECT STYLE

peak  
ADVENTURE

REGATTA  
GREAT OUTDOORS

THE CLAYROOMS

Weird Fish

Wild-Olive  
HANDMADE IN THE PEAK DISTRICT

TheWorks.co.uk

woolroom  
BETTER SLEEP, NATURALLY

# Stay a while at the Nature Reserve...

Since the Peak Village and Derbyshire Wildlife Trust partnership began in September 2019, the reserve has evolved into a special place for visitors, the local community, and most importantly for nature. In a short period of time the space has transformed into a wonderful home for a growing variety of wildlife, and there are plans to make it an even more inspiring place to visit in the near future.

Look out for the full calendar of engagement days and activities on the reserve. They are an opportunity to meet members of the DWT team, and learn more about the reserve, its inhabitants, and even how to get involved as a volunteer.



**The reserve offers an enhanced visitor experience and subsequent increased dwell time**



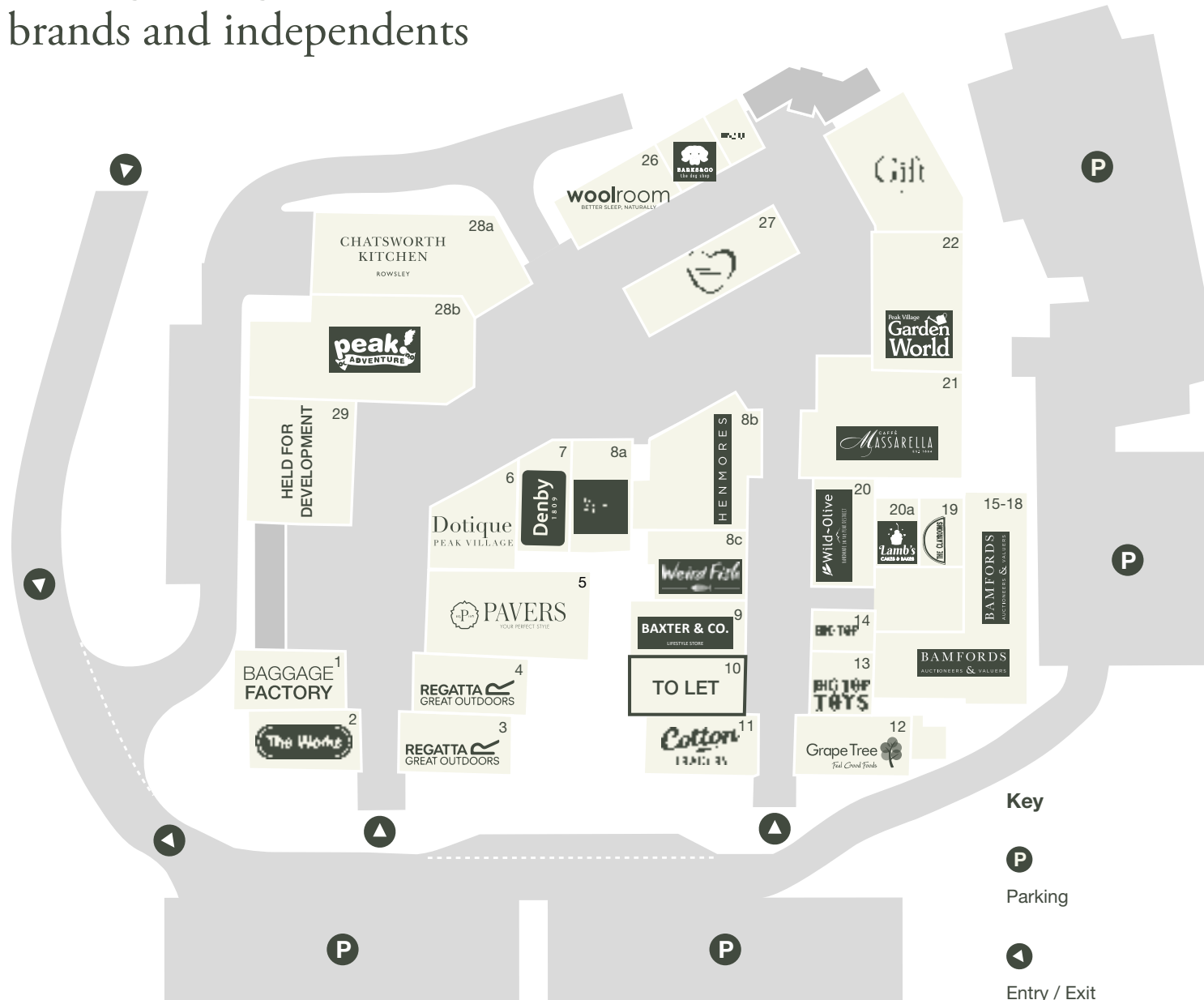
**Workshops and engagement days with the Wildlife Trust add value for customers**



**Dogs are welcome both at the Reserve and at the village making it a more inclusive experience**



Join a growing community of established brands and independents



Unit	Retailer
1	The Baggage Factory
2	The Works
3	Regatta Great Outdoors
4	Regatta Great Outdoors
5	Pavers Shoes
6	Dotique
7	Denby
8a	The Derbyshire Makers
8b	Henmores
8c	Weird Fish
9	Baxter & Co
10	POP-UP
11	Cotton Traders
12	Grape Tree
13	Big Top Toys
14	Big Top Cards
15-18	Bamfords Auctioneers
19	The Clayrooms
20a	Lamb's Cakes & Bakes
20	Wild Olive
21	Massarella's Restaurant
22-23	Garden World / Gift Co
24	The Woolroom Outlet
25	Barks & Co
26	The Woolroom
27	Ashgate Hospice
28a	Chatsworth Kitchen
28b	Peak Adventure
29	HELD FOR DEVELOPMENT



Manchester

CHESTERFIELD

PEAK VILLAGE

PEAK DISTRICT

Rowsley

ROWSLEY

MATLOCK

WINGERWORTH

Heights of Abraham

M1

29

28

↑ Sheffield

↑ Leeds

↓ Derby

↓ Nottingham

A623

A625

A621

A61

A6135

A6

A619

A619

A619

A515

A6

A61

A617

Curbar Edge

Chatsworth House

Matlock Farm Park

Hardwick Hall

Crich Tramway Village

TIDESWELL

CALVER

OWLER BAR

DRONFIELD

ASHFORD IN THE WATER

HASSOP

BAKEWELL

Haddon Hall

MIDDLETON-BY-YOULGRAVE

Nine Ladies Stone Circle

TWO DALES

HASLAND

BOLSOVER

ALSOP EN LE DALE

SOUTH NORMANTON



### Rent

A combination of base and turnover rent to be agreed on application

### Service Charge

A service charge is payable on all the properties which includes full repairs, maintenance and cleaning of the premises, site security and an annual marketing programme including a full events programme.

### Rates

Interested parties should contact the Derbyshire Dales District Council Business Rates Department  
T: 01629 761 100

### Legal Costs

Each party to bear their own legal costs incurred in this transaction.

### Lease

Available by way of internally repairing and insuring lease on flexible terms.

### Viewing

All enquiries or arrangements to view should be via FHP, on behalf of The Devonshire Group.

### www.fhp.co.uk

Alan Pearson: alan@fhp.co.uk 07876 396 005

Tom Wragg: tom@fhp.co.uk 07970 168 138

### Disclaimers

#### Rateable Value:

We understand from the Valuation Office Agency that the property is assessed as follows:

#### Areas:

These measurements are given for information purposes only. Prospective tenants are advised to undertake their own measurements of the property prior to contract.

Please click here to read our [Property Misdescriptions Act](#) E & OE

