



Peak Village

ROWSLEY



Over 600k
visitors per year



450
Car Park Spaces



14.4 miles
from the M1

Welcome to Peak Village, set in the heart of Derbyshire and 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 Chatsworth.

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 two 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 sit alongside quality independents such as Henmores, Dotique and The Woolroom, giving a unique retail proposition of established and unique brands.

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. Caffè Massarella restaurant is a popular catering offer serving a varied menu from full English breakfasts to hearty homemade specials from the hotplate. Both restaurants offer great facilities for outdoor dining in addition to impressive interiors.

Peak Village is also home to Garden World, 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 local residents, tourists and coach parties 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 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

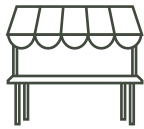


93m annual tourist visits within 60 mins worth £2.5bn per annum



Marketing the Village through interactive events

Peak Village hosts a varied range of free pop-up events and activities throughout the year attracting repeat visits and new customers. Seasonal pop-up markets support local artisans creating diverse and interesting shopping experiences for visitors. Pop-up exhibitions of art and textiles increase dwell time and speak to diverse audiences, whilst family fun days and live music add value to family visits throughout the year.



Regular markets



Family events



Pop-Up exhibitions



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



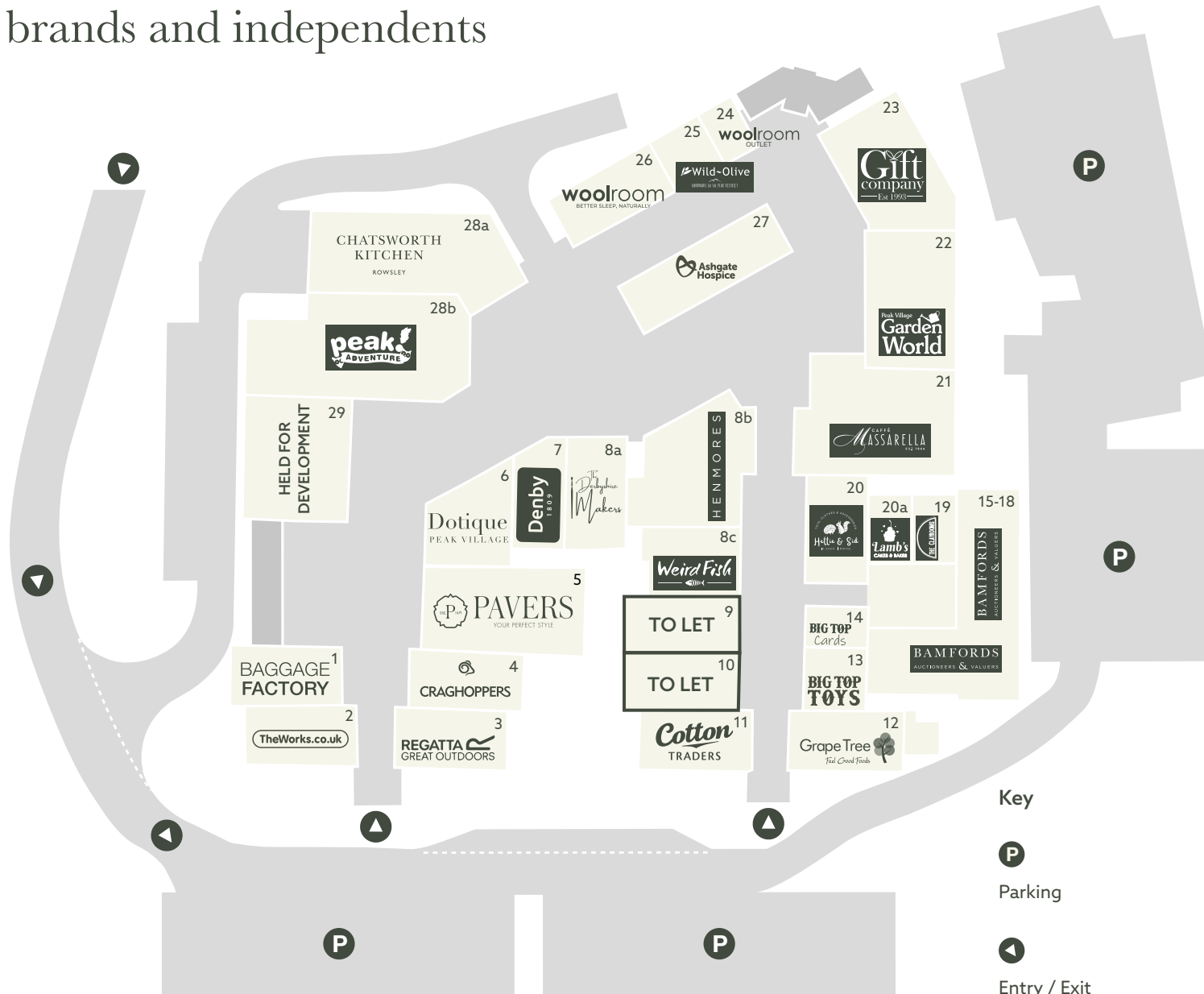
Workshops and engagement days with the Wildlife Trust add value for customers



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	Craghoppers
5	Pavers Shoes
6	Dotique
7	Denby
8a	The Derbyshire Makers
8b	Henmores
8c	Weird Fish
9	TO LET
10	TO LET
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	Hettie & Sid
21	Caffè Massarella
22-23	Garden World / Gift Co
24	The Woolroom Outlet
25	Wild Olive
26	The Woolroom
27	Ashgate Hospice
28a	Chatsworth Kitchen
28b	Peak Adventure
29	HELD FOR DEVELOPMENT

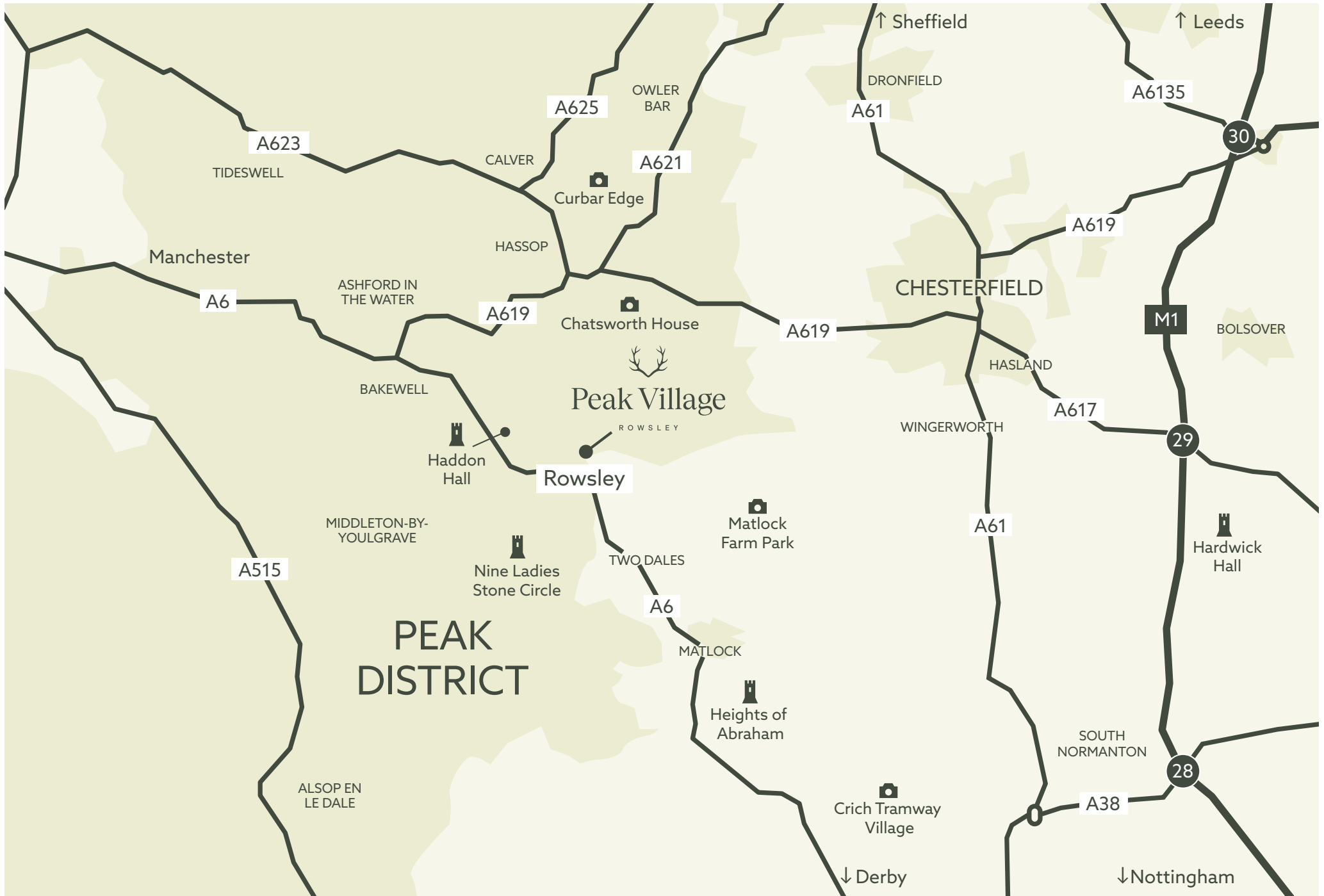
Key



Parking



Entry / Exit



Manchester

CHESTERFIELD

Peak Village
ROWSLEY

PEAK DISTRICT

Rowsley

A625

OWLER BAR

A621

Curbar Edge

CALVER

HASSOP

ASHFORD IN THE WATER

A619

Chatsworth House

A619

BAKEWELL

Haddon Hall

MIDDLETON-BY-YOULGRAVE

Nine Ladies Stone Circle

TWO DALES

A6

MATLOCK

Heights of Abraham

Matlock Farm Park

WINGERWORTH

A61

A617

HASLAND

A619

A61

DRONFIELD

A6135

BOLSOVER

M1

29

Hardwick Hall

SOUTH NORMANTON

A38

28

Crich Tramway Village

Derby

Nottingham

Sheffield

Leeds

A623

TIDESWELL

A6

A515

ALSOP EN LE DALE

30

Unit Lettings at Peak Village, Rowsley

Address:
Unit 9, Peak Village, Rowsley

EPC Rating
A

Ground floor sales area
1,479 sq ft / 137.40 sq m

New Lease
On application

Rent
On application

VAT
Applicable at the prevailing rate

Service charge
£14,529.38 (annual charge)

Planning use
Class E: Suitable for retail shops, cafes, restaurants or clinics

Insurance
£519.76

Costs
Each party to be responsible for their own costs

Rateable value
£31,000



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 and 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

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