



MASSON MILLS

MATLOCK BATH • DERWENT VALLEY

Exciting Retail and Leisure Opportunities

33,000 sq ft arranged over 4 floors
Floors available from 8,000 sq ft

Now Available



Welcome to



MASSON MILLS

DERBY RD, MATLOCK BATH, DE4 3PY

- Unique and prestigious property originally founded by Sir Richard Arkwright, part of the UNESCO Derwent Valley Mills World Heritage Site
- 33,000 sq ft arranged over 4 rectangular levels of c. 8,000 sq ft each, interlinked by internal staircase and a lift
- Level 1 includes a former restaurant, WC facilities and seating area with amazing views over the River Derwent
- Store previously operated as a Shopping Village showcasing different brands across different levels
- Signature entrance to the development fronting the A6
- Enhanced floor to ceiling heights providing excellent natural light
- Site includes an adjoining decked car park with 200 spaces directly accessible
- The wider site includes a fully operational museum and cafe
- Hydroelectricity is generated on-site and is automatically supplied to occupiers, assisting with net zero aspirations
- Available as a whole or parts

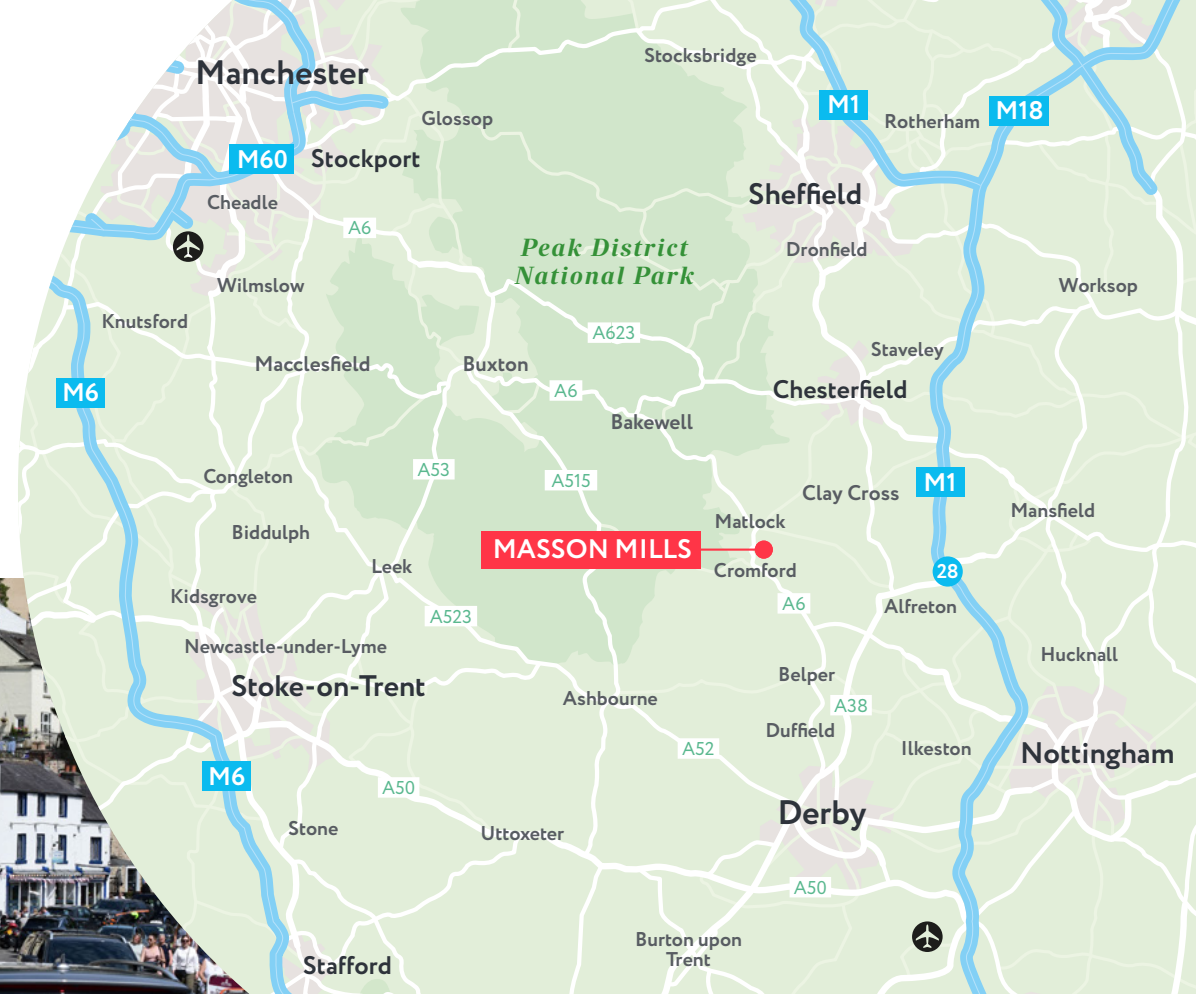


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A Major Tourist Location

Extremely prominent location with significant frontage on the A6 between Cromford and Matlock Bath, with average daily flows in excess of 10,000 vehicles.

Matlock Bath is a major tourist attraction. Long-established tourist trade in the area based on multiple draws including Derwent Valley Mills World Heritage Site, Peak District National Park, the Matlock Bath Illuminations, and attractions including the Heights of Abraham and Gullivers Kingdom. Masson Mills is situated close to Matlock Bath train station and adjacent to the River Derwent.



In excess of 3.5 million vehicles pass Masson Mills via the A6 annually



Up to 10,000 visitors per day to Matlock Bath in peak season



14.3 miles from junction 28 of the M1 motorway



One of the Derwent Valley Mills, a UNESCO World Heritage Site



Derby, Nottingham and Sheffield within 60 minute drive time



Disposable income within 60 mins 12% higher than national average



Visitor market of £17.3bn within 60 minutes drive



93 million annual tourist visits within 60 minutes worth £2.5bn per annum

The History of Masson Mills

Sir Richard Arkwright's 1783 cotton spinning mill is built on the banks of the River Derwent at Matlock Bath. The northern gateway to the UNESCO Derwent Valley Mills World Heritage site and home to a working textile museum, visitor centre and conference centre facilities, all powered by hydroelectricity.

The Museum serves to increase the public enjoyment and appreciation of the Mill and illustrates how the story of clean energy is deeply embedded in the property's past and its future.

The retail element is within Masson Mill, which was constructed circa 1911 by the English Sewing Cotton Company.

Cotton textile mills are fundamental to the history and culture of the north of England. They were the power houses behind the Industrial Revolution triggering technological innovation and shaping the landscape.

The mill buildings provide a solid uncompromising character and construction.



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The Accommodation

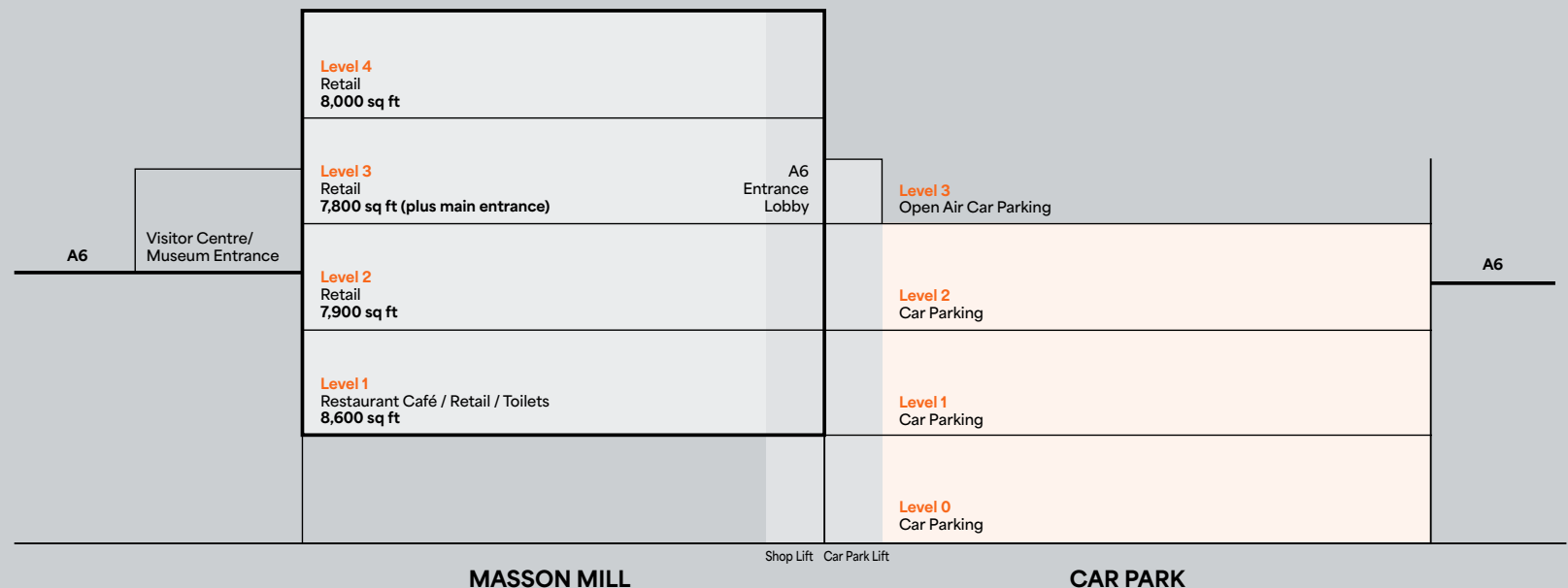
The retail element, shown on the sectional plan below is arranged over 4 levels, comprising the following:

Level	Sq ft (Approx)	Typical Floor to Ceiling Height
Level 4	8,000	2.69m
Level 3	7,800	3.45m
Level 3 Retail Entrance	1,000	
Level 2	7,900	3.49m
Level 1	8,600	2.75m / 2.30m
TOTAL	33,000	

The previous retail operation at the Mill opened in 1999 but closed because of the pandemic in 2020. At its height, the development had 60 different retail concepts with 400,000 visitors a year.



Sectional Plan



Key Positives for the Development



Substantial solid floors with good floor to ceiling heights



Large floorplates



Direct link to adjacent 200 space decked car park



Location on major arterial route



Strong tourist location



Affluent demographic



Potential Uses

Masson Mills presents a unique proposition for potential occupiers. Illustrated below are the potential uses for each level, this is however purely indicative and there is flexibility as to the configurations of space on offer.

Level	Sq ft (Approx)	Proposed Use
Level 4	8,000	Cinema / Leisure
Level 3	7,800	Retail / Leisure
Level 3 Retail Entrance	1,000	Lobby Entrance
Level 2	7,900	Retail / Foodstore
Level 1	8,600	Restaurant / Food Hall / Garden Centre
Total	33,000	



Exciting Retail and Leisure Opportunities Now Available

Availability

Available immediately upon agreement of terms, as a whole or in smaller parts.

Please enquire regarding size and configuration of smaller parts.

Service Charge

Further details are available upon request.

Terms

New leases for a term of years to be agreed, incorporating rent reviews at the end of every 5th year.

Levels 2 and 3	£10.00 psft
Levels 1 and 4	£8.00 psft

The rents are exclusive of rates, service charge, VAT and all other outgoings.



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Further Information

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