

RETAIL

RETAIL



TO LET

UNIT 40 - 41, THE VALLEY, EVESHAM, WR11 4DS

GROUND FLOOR: 384.07 SQ M (4,134 SQ FT)

+ FIRST FLOOR (UP TO FULL COVER)

**** CAN BE DIVIDED HORIZONTALLY OR VERTICALLY INTO SMALLER UNITS ****

LOCATION

Located in the heart of Worcestershire, The Valley Evesham is a vibrant retail and leisure destination, set in 115 acres of scenic countryside beside the River Avon, it offers a relaxed shopping village experience, easily accessible via the A46 and just minutes from Evesham town centre, with free parking seven days a week. The scheme's established catchment is from The Cotswolds to the south and the West Midlands to the north.

The Valley is anchored by a Blue Diamond Garden Centre and boasts a number of well-known occupiers include Weir Fish, Barbour, Crew, Cotton Traders, Quba, Fat Face and Coffee #1. Family attractions include mini golf and high ropes, dog agility area, a miniature steam railway, and a playground, all of which are surrounded by scenic walks.

The subject premises are directly opposite a rank that includes Reiker, Saltrock, Regatta and Craghoppers.

ACCOMMODATION

The approximate gross internal floor areas and dimensions are:

Internal width: 14.62 m (48 ft)

Internal depth: 26.27 m (86 ft)

Ground floor: 384.07 sq m (4,134 sq ft)

First floor: 299.29 sq m (3,222 sq ft) **

The premises can be split horizontally or vertically to suit occupiers requirements.

** The first floor can be extended to full cover.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
cellan.richards@carterjonas.co.uk

Stuart Williams

0117 922 1222
stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**

BASE RENT

Ground floor: £82,750 per annum exclusive.

First floor: £33,500 per annum exclusive.

TURNOVER RENT

The amount by which 10% of Gross Turnover net of VAT exceeds the Base Rent.

LEASE

A new lease, for a term to be agreed.

RATES

To be assessed.

SERVICE CHARGE & MARKETING CHARGE

There is an annual service charge to cover the maintenance and management of the shopping centre. There is also an annual Marketing Charge to promote the centre, both of which are recharged to the tenant.

INSURANCE

The landlord insures the centre and charges back to the tenant a proportion of the premium.

EPC

A draft certificate rated C (54) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

Virtual viewing link: <https://vimeo.com/1130152954?fl=tl&fe=ec>

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



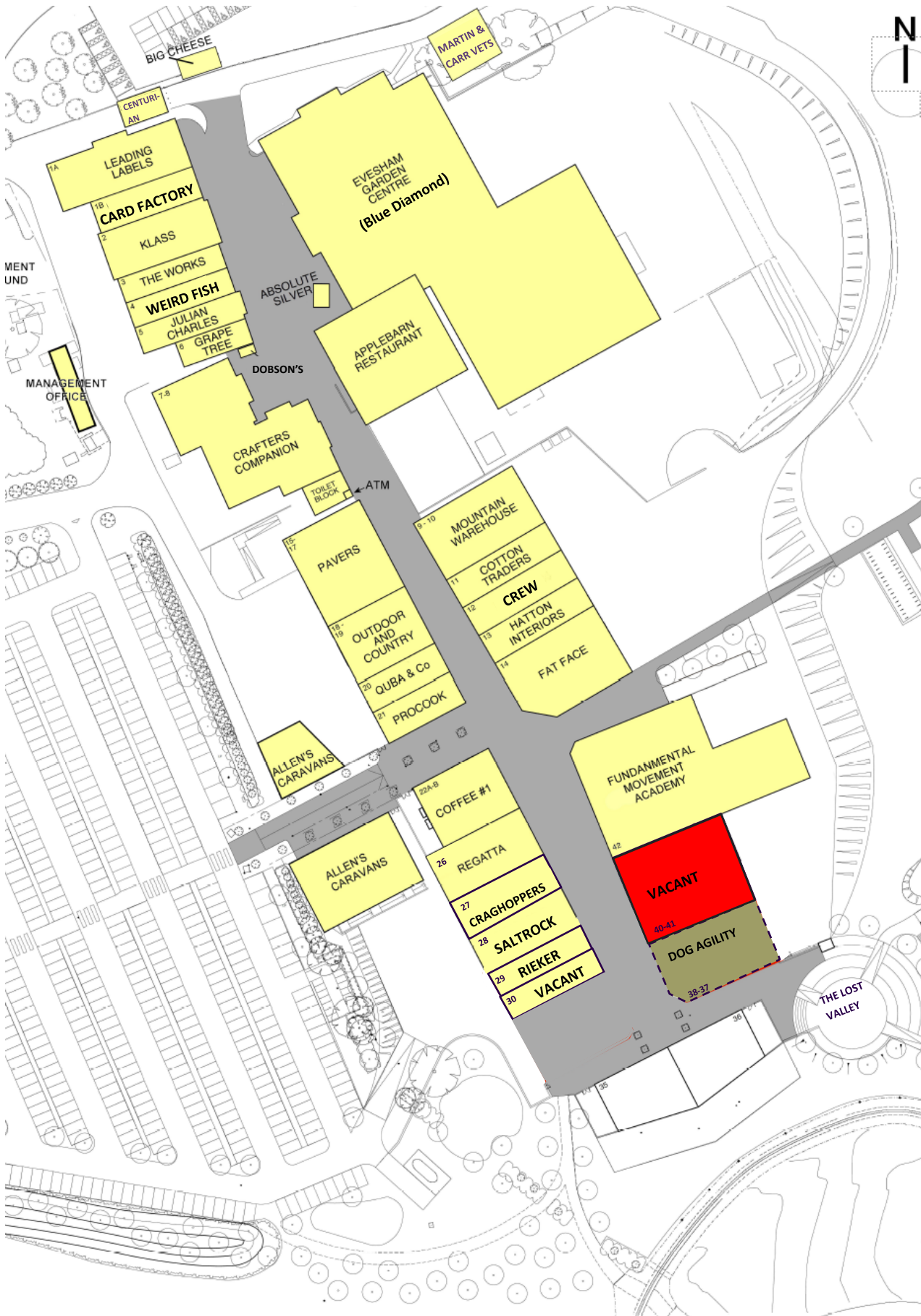
NOVEMBER 2025

SUBJECT TO CONTRACT

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

UNIT 40-41, THE VALLEY, EVESHAM



Carter Jonas

Not to scale—for identification purposes only

SUBJECT TO CONTRACT NOVEMBER 2025

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

Carter
Jonas