

RETAIL

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TO LET

UNIT 1A, THE VALLEY, EVESHAM, WR11 4DS

GROUND FLOOR: 408.67 SQ M (4,399 SQ FT)

****CAN BE DIVIDED INTO TWO UNITS / SUBJECT TO VACANT POSSESSION ****

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 **Barbour, Crew, Cotton Traders, Fat Face, Coffee#1, Reiker, Saltrock, Regatta** and **Craghoppers**.

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 next to the principal scheme entrance opposite the garden centre and immediately adjoin **Card Factory** and in a rank that includes **Weird Fish, Quba** and **ProCook**.

ACCOMMODATION

The approximate gross internal floor areas are:

Ground floor: 408.67 sq m (4,399 sq ft)

The premises can be split to provide 2 units of approximately 195.09 sq m (2,100 sq ft) each.

CONTACT

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IMPORTANT INFORMATION

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BASE RENT

£120,000 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

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £80,500 (from 1st April 2026)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: <https://www.gov.uk/find-business-rates>.

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 certificate rated B (39) 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

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



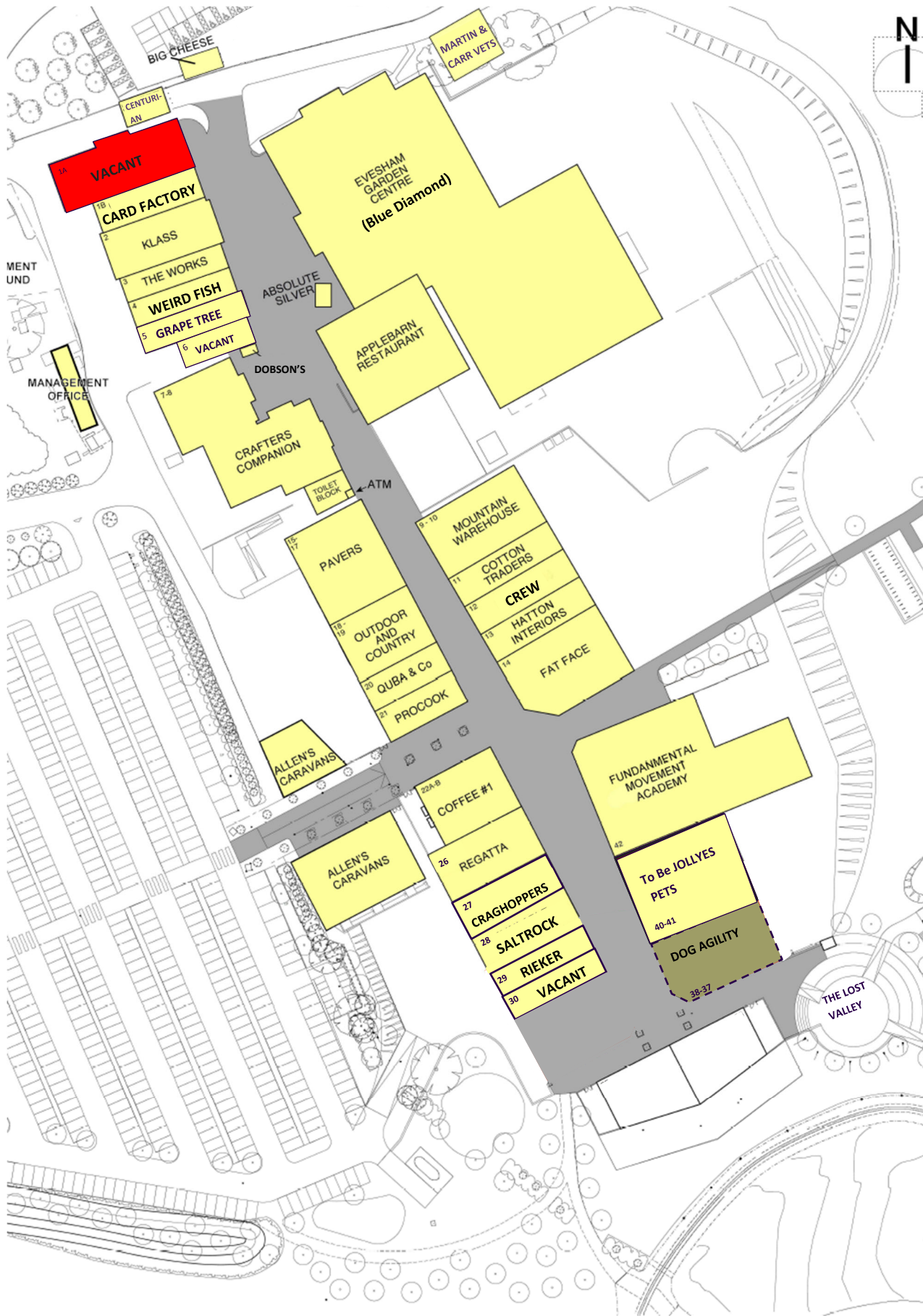
JULY 2026

SUBJECT TO CONTRACT

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UNIT 1A, THE VALLEY, EVESHAM



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Not to scale—for identification purposes only

SUBJECT TO CONTRACT NOVEMBER 2025

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