

PRIME RETAIL UNIT TO LET

Unit B12 Eagles Meadow Wrexham



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

As the main retail destination in North Wales, Eagles Meadow provides a mix of well-known leisure, shopping and F&B offerings and is anchored by **Next, Boots, Odeon Cinema, Tenpin** and **Airhop**.

The subject unit is located on the upper plaza level accompanied by **Nandos, Nouveau Bar & Grill, Odeon, Tenpin** and **Airhop**. Other operators in the scheme include **Pandora, River Island, JD Sports, Footasylum** and **Wrexham AFC**.

The scheme provides onsite parking and is highly accessible to pedestrians, with good transport links, being only a short walk from the centre of Wrexham.

Accommodation

The premises to be arranged over first floor only.
Approximate net internal areas are:

First Floor:	2,400 sq ft	223 sq m
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Tenure

The unit is available by way of a new effectively fully repairing and insuring lease with terms to be agreed.

Rent

£30,000 PAX.

Service Charge

The estimated service charge is £14,202 for 2025.

Rates

Rateable Value (2025/26)	£53,000
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UBR:	£0.555
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Rates Payable:	£29,415
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Interested parties are advised to make enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

EPC Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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