

PRIME RETAIL UNIT TO LET

# Unit A4 Eagles Meadow Wrexham



## Savills Leeds

3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://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 main plaza level accompanied by retailers including **Pandora, River Island, JD Sports, Footasylum, The Fragrance Shop** 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 the ground floor only. Approximate net internal areas are:

Ground Floor:            879 sq ft            81.6 sq m

---

## Tenure

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

## Rent

£18,500 PAX.

## Service Charge

The estimated service charge is £4,598 for 2025.

## Rates

Rateable Value (2024/25)	£14,750
<hr/>	
UBR:	£0.568
<hr/>	
Rates Payable:	£8,378

*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:

**Adam Sanderson**  
adam.sanderson@savills.com  
+44 (0) 7977 030 164

**Or via our joint agents**  
Fisher Hargreaves Proctor  
+44 (0) 115 950 7577



