

PRIME RETAIL UNIT TO LET

Unit A4 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 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 (2025/26)	£14,750
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UBR:	£0.499
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Rates Payable:	£7,360.25

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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