

TO LET

RETAIL / LEISURE UNIT AVAILABLE

WREXHAM

B11a Eagles Meadow, LL13 8DG



Key Highlights

- As the main retail destination in North Wales, Eagles Meadow provides a healthy mix of well-known leisure, shopping and F&B offerings and is anchored by Debenhams, M&S Odeon Cinema, and Ten Pen with a 970 space covered car park.
- The subject property is located on the upper plaza level adjacent to Nandos. Other retailers in the scheme include Pandora, River Island and JD Sports, Clarks, O2 and Clintons.
- The scheme is highly accessible to pedestrians, being only a short walk from Wrexham High Street and from Wrexham Central Train Station. Furthermore, there are a number of buses which stop right outside the shopping centre.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

savills.co.uk

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Accommodation

The property is located on the upper level of the centre, over the first floor, providing the following approximate floor area:

First Floor:	3,546 sq ft	329.4 sq m
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Rent

£35,000 per annum exclusive.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value:	£66,500
UBR (2020/2021):	£0.51
Rates Payable:	£34,048 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

EPC Rating

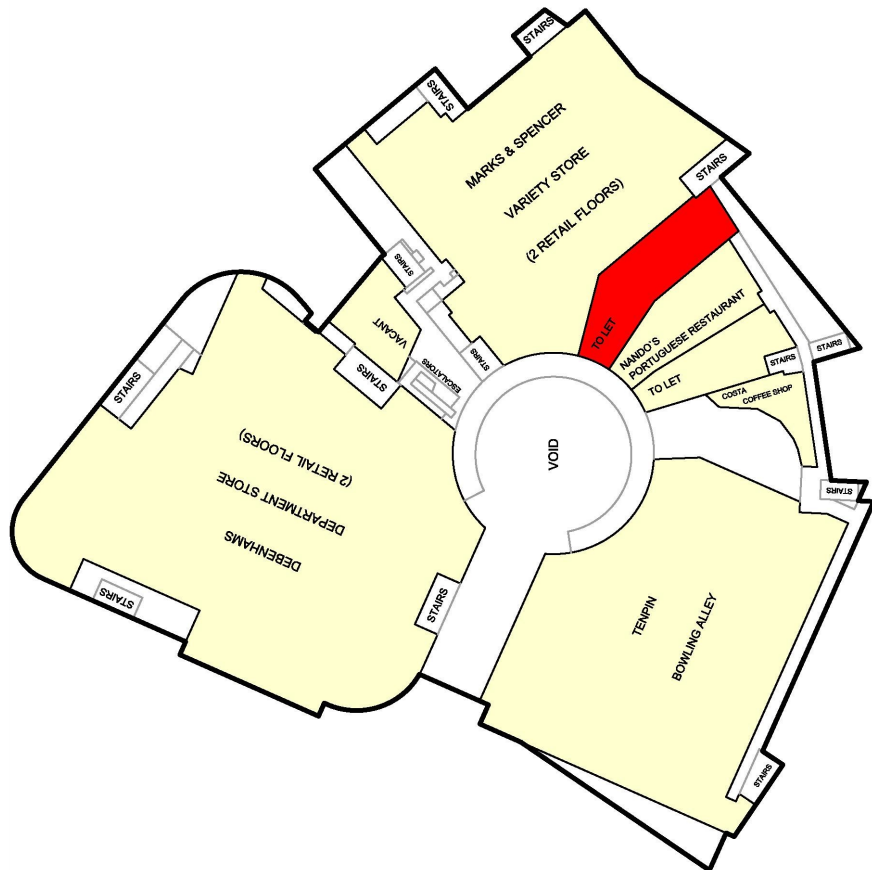
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Service Charge

The estimated on account service charge for 2020 is £19,941.

Further Information & Viewing

Viewing strictly by prior appointment only with Savills.



Contact

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November 2020

