



EM.
EAGLES
MEADOW
WREXHAM





EAGLES MEADOW SHOPPING CENTRE

WREXHAM



Recent lettings include:



DEBENHAMS

M&S
EST. 1884



RIVER ISLAND

ODEON

next



Park undercover for up to 2 hours for only £1.50



Frankie & Benny's

O₂

Nando's



mococo



SPORTS DIRECT.COM
24HR

Retail units available from 637sq ft



tenpin

eurochange
your foreign exchange expert

Clarks



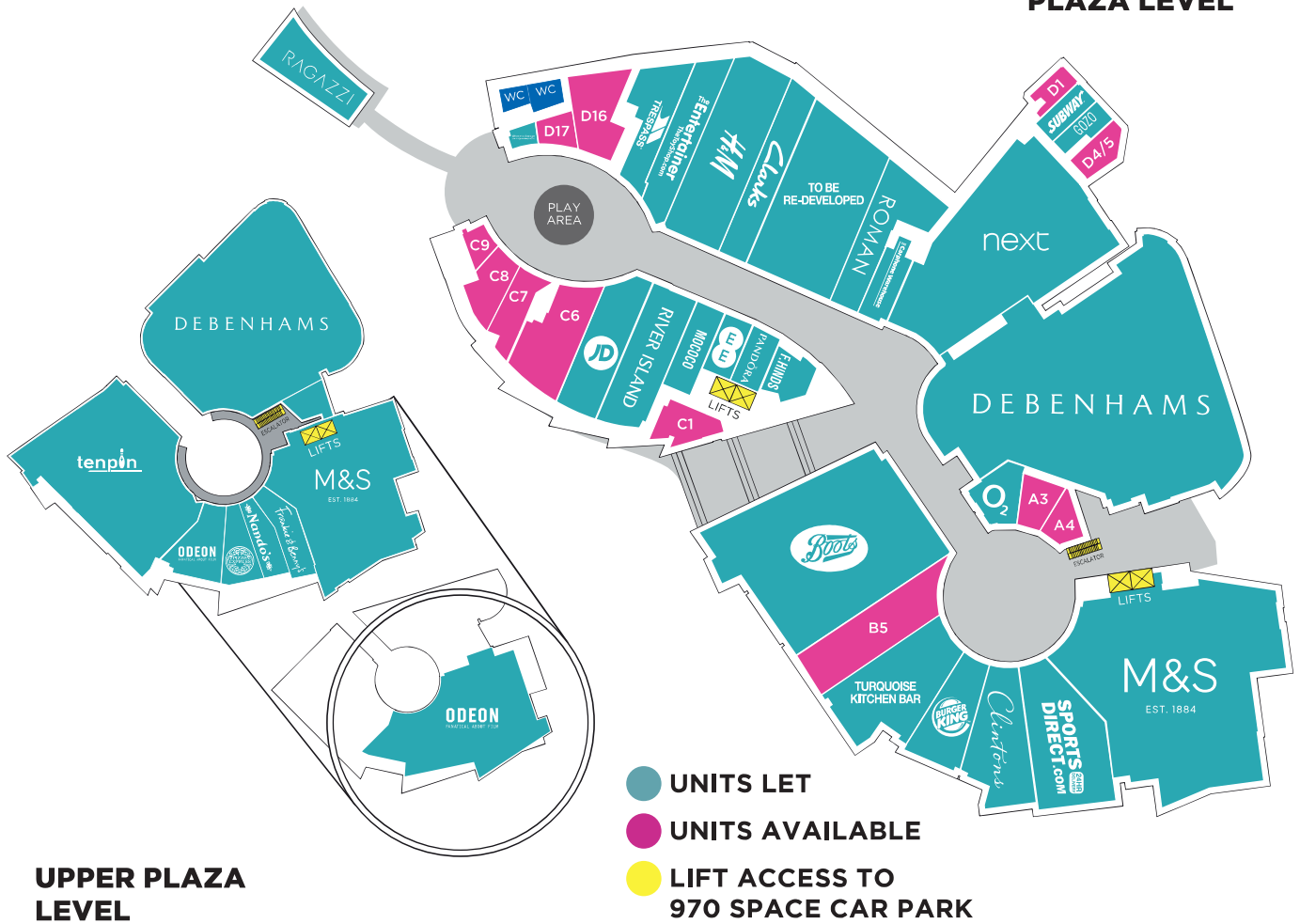


Eagles Meadow is Wrexham's only shopping centre and benefits from 970 covered parking spaces. It is the main retail destination in North Wales.

- The shopping centre is located in the heart of Wrexham town centre and is anchored by a Debenhams department store and a large Marks & Spencer, together with other retailers, including Next, Boots, River Island and H&M.
- The Centre also provides the leisure destination for the town with an 11 screen Odeon cinema, ten pin bowling and restaurants including Pizza Express, Nandos, Frankie & Benny's and Burger King.
- The shopping centre provides the principal retail offer for Wrexham providing 400,000 sq ft of retail accommodation.
- Wrexham has a population of 134,844 (Census 2011).
- The catchment of Wrexham is more affluent than the national average.
- 41% of the households within a 30 minute drive time earn over £35,000 compared to the Welsh average of 27%.
- Wrexham has a student population of 20,000 with 2,000 students from overseas.
- Free un-supervised play area.

LETTING PLAN

PLAZA LEVEL



UPPER PLAZA LEVEL

SHOP UNITS TO LET

Unit	Ground Floor Area (sq ft)	Rent Per Annum (Quoting)	Rates Payable (2019/2020)	Service Charge
A3	1,093	£25,000	£15,649	£5,680
A4	879	£27,000	£14,071	£4,458
B5	7,484	£60,000	£48,392	£22,274
C1	1,323	£20,000	£4,155	£7,164
C6	2,851 + 1,720 on first floor	£50,000	£26,037	£23,374
C7	1,696	£25,000	£19,988	£10,509
C8	1,800	£55,000	£24,158	£9,182
C9	637	£35,000	£12,493	£3,267
D1	616	£12,500	£4,734	£1,596
D4/5	1,020	£20,000	£6,049	£2,609
D16	2,089	£45,000	£24,854	£10,749
D17	922	£20,000	£16,306	£5,094



HOW TO FIND EAGLES MEADOW



BY CAR

Eagles Meadow is accessed by main routes direct in to the town centre.

Local roads leading to Wrexham include the A534, A525, A483 and A541.

BY BUS AND TRAIN

The central bus station is located off King Street.

Eagles Meadow is a 10 minute walk from the 'Central Train Station'.

Bus services also operate from the train station to the town centre.



www.eagles-meadow.co.uk



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