

## Prime shopping centre retail premises

**Ground Floor**  
**81.60m<sup>2</sup> (879ft<sup>2</sup>)**

- Primary retail and leisure destination in North Wales
- Modern, open air 389,000ft<sup>2</sup> shopping centre
- 970 space covered car park
- Anchor tenants: Next, Odeon Cinema, Tenpin, Airhop, Boots, JD Sports, Footasylum and Wrexham Football Club
- Quoting Rent £18,500 pax



**TO LET**



Location



Gallery



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Location



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## Location

Eagles Meadow Shopping Centre is Wrexham's and North Wales's prime retail and leisure destination, offering a prime shopping environment. The centre boasts diverse national and independent retailers, alongside a strong leisure offering with good footfall, excellent accessibility and a thriving local economy.

The centre benefits from a primary catchment of over 140,000 people, drawing from a wider North Wales and Cheshire audience, it offers ample parking in the underground covered car park and modern shopping environment. The centre is home to a vibrant mix of retail and leisure including leading retailers such as Next, Footasylum, JD Sports, Boots, The Entertainer and F Hinds. The centre is a popular leisure destination with an 8 screen Odeon Cinema, Tenpin bowling and Airhop Trampoline Park. The leisure is complemented with Costa, Nando's and Nouveau Restaurant.



Wrexham has seen a significant rise in profile driven by the global attention on Wrexham AFC, now one of the fastest growing football clubs in the UK. The surge in interest has boosted visiting numbers, strengthening the town's appeal as a retail and tourism hub.

## The Property

Prominent ground floor retail unit in the heart of the scheme close to Pandora, River Island, JD Sports, Footasylum, Fragrance Shop and Wrexham AFC.





Location



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## Accommodation

The property comprises the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	81.60	879

## Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£18,500 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## VAT

VAT is applicable at the prevailing rate.

## Service Charge

The estimated service charge for the current year is £4,588.



Location

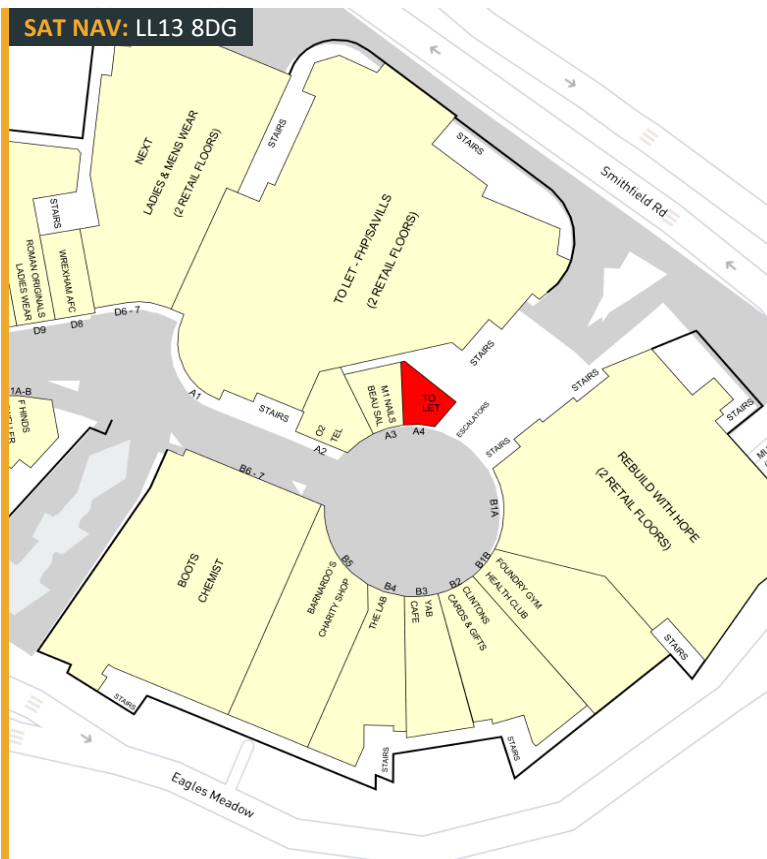


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## SAT NAV: LL13 8DG



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (RV): £14,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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