

## Prime shopping centre retail premises

Ground Floor

149.11m<sup>2</sup> (1,605ft<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 £25,000 pax



**TO LET**



Location



Gallery



Contact

## Location

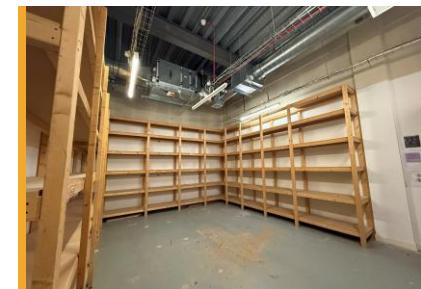
Eagles Meadow Shopping Centre is Wrexham's and North Wales's prime retail and leisure destination, offering a prime shopping environment. The centre boasts diverse national and independent retailers, alongside a strong leisure offering with good footfall, excellent accessibility and a thriving local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

Prime position ground floor retail premises with first floor storage adjacent to River Island and The Fragrance with JD, Wrexham AFC and Footasylum all nearby.





## Accommodation

The property comprises the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	149.11	1,605
First Floor Stores	31.03	334

## 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:-

**£25,000 per annum exclusive**

## Planning

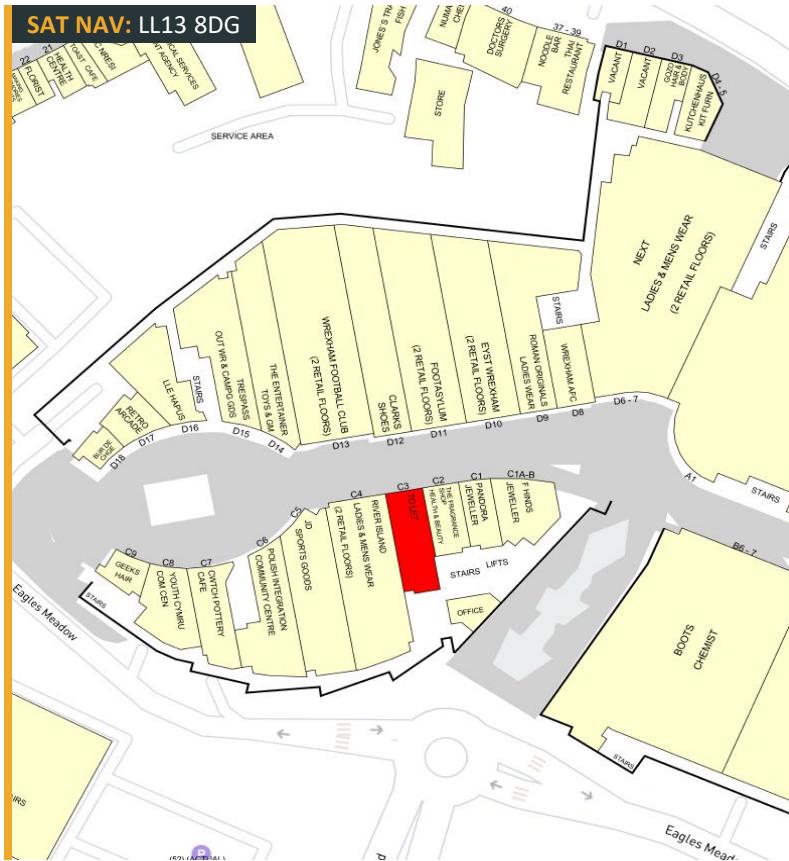
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## VAT

VAT is applicable at the prevailing rate.

## Service Charge

The estimated service charge for the current year is £11,855.



## Business Rates

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

Rateable Value (RV) to 31 March 2026: £20,500

Rateable Value (RV) from 01 April 2026: £19,000

From 01 April 2026 rates payable for qualifying retail businesses is based on a multiplier of 35p. 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.

## Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.