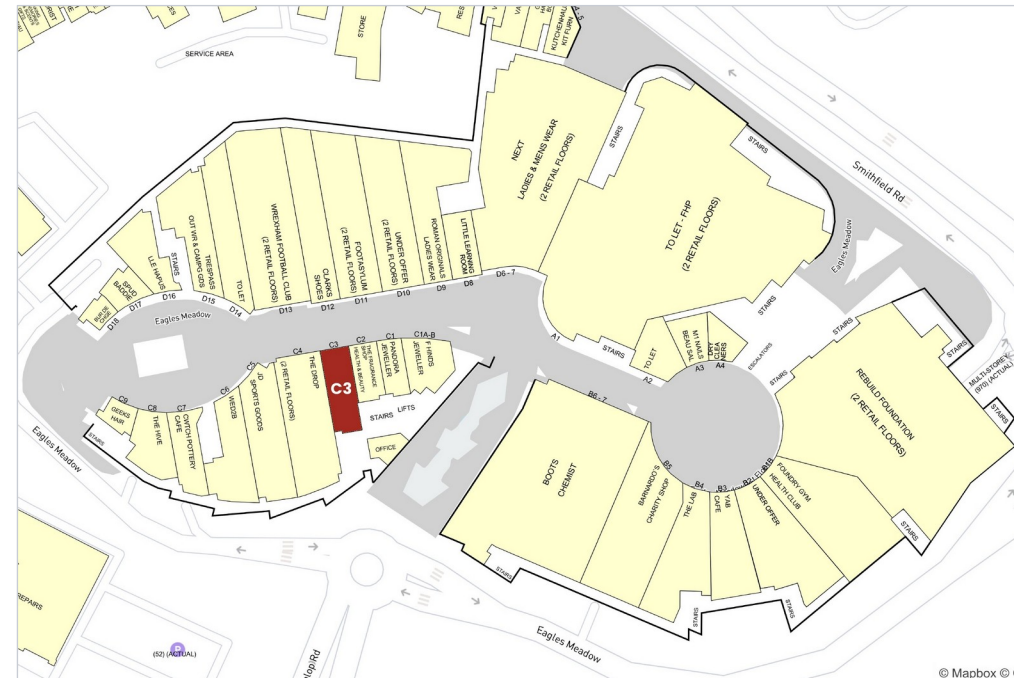


UNIT C3 TO LET

RETAIL / LEISURE UNIT

149.11 m² (1,605 ft²)

- Prominent unit on the plaza level
- Close to Pandora, The Fragrance Shop and JD Sports
- Wrexham's leading destination – 44 units, 400,000 sq ft
- 970 covered parking spaces | c. 3m annual visitors
- Rent: £25,000 pa exclusive
- Service Charge: £12,189 pa (current year estimate)
- Insurance: £1,414 pa (current year estimate)
- Rateable Value (From 1st April 2026): £19,000
- Rates Payable (2026/27): £6,650 approx.
- Planning: Use Class A1 (retail)
- EPC: Rating C
- VAT: applicable at the prevailing rate



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SHOP. EAT. PLAY. | Eagles Meadow, Wrexham

Plaza level plan – for identification purposes only. Source: Experian Goad © 2025 Experian. © Crown copyright and database rights 2025 AC0000807366.