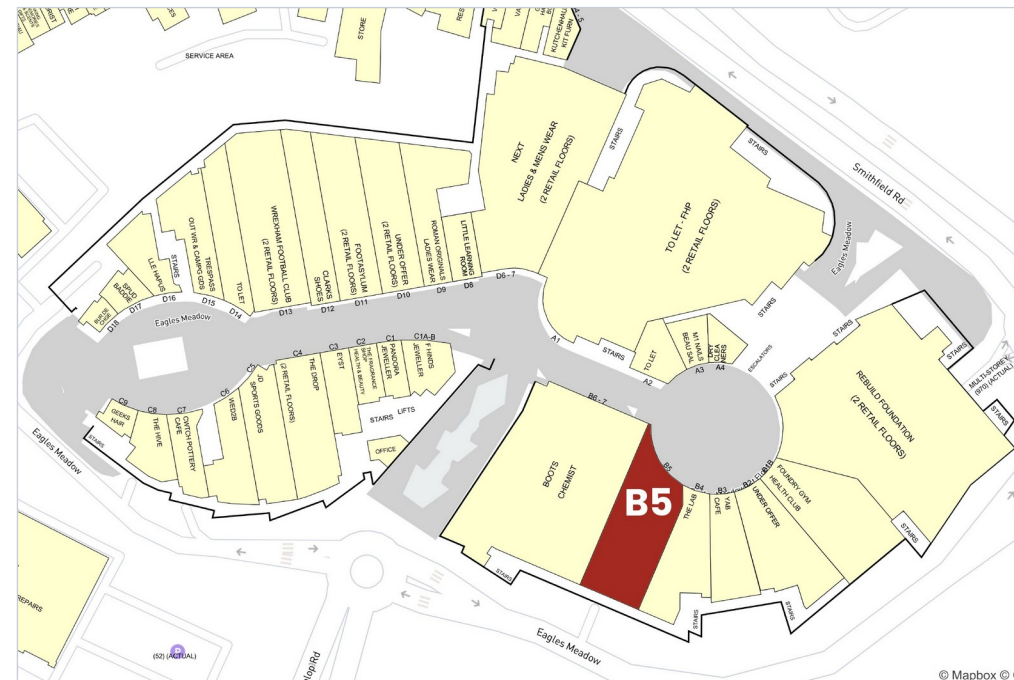


UNIT B5 TO LET

RETAIL / LEISURE UNIT

695.29 m² (7,484 ft²)

- Large unit on the plaza level
- Next to Boots, below Airhop, Odeon and Tenpin
- Wrexham's leading destination – 44 units, 400,000 sq ft
- 970 covered parking spaces | c. 3m annual visitors
- Rent: £30,000 pa exclusive
- Service Charge: £23,542 pa (current year estimate)
- Insurance: £2,733 pa (current year estimate)
- Rateable Value (From 1st April 2026): £48,750
- Rates Payable (2026/27): £17,063 approx.
- Planning: Use Class A1 (retail)
- EPC: Rating B
- 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.