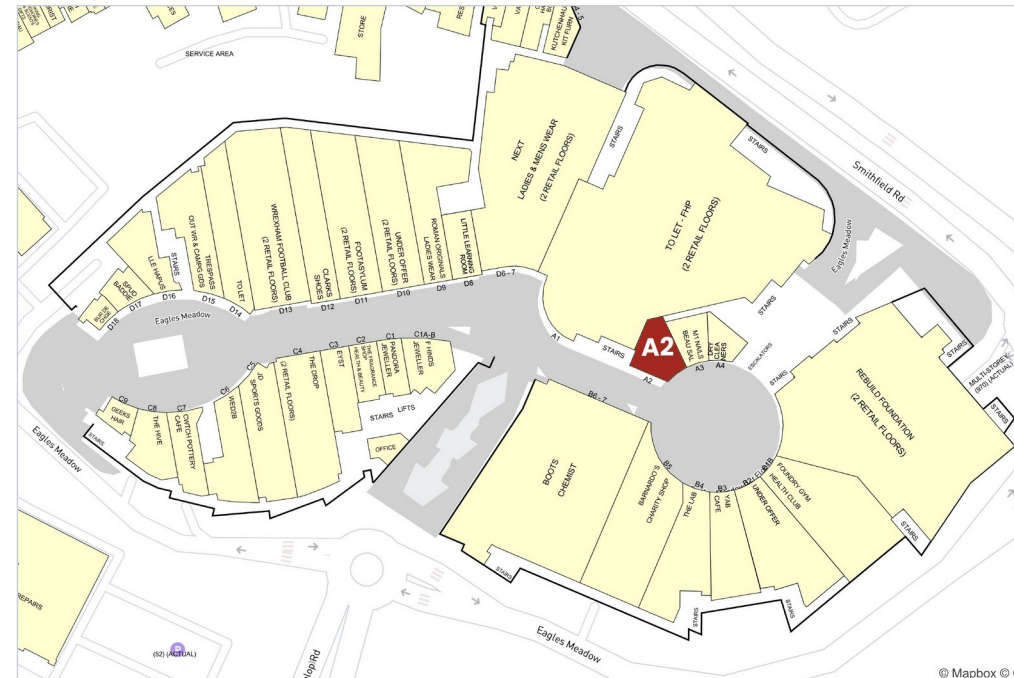


UNIT A2 TO LET

RETAIL / LEISURE UNIT

146.69 m² (1,579 ft²)

- Prominent unit on the plaza level
- Close to Next, Boots and the leisure-level escalators
- Wrexham's leading destination – 44 units, 400,000 sq ft
- 970 covered parking spaces | c. 3m annual visitors
- Rent: £17,500 pa exclusive
- Service Charge: £8,627 pa (current year estimate)
- Insurance: £993 pa (current year estimate)
- Rateable Value (From 1st April 2026): £22,000
- Rates Payable (2026/27): £7,700 approx.
- Planning: Use Class A1 (retail)
- EPC: Rating B
- VAT: applicable at the prevailing rate



Oliver Marshall
07386 200 076
oliver@cited.co.uk



Ellis Cullen
07450 972 111
ellis.cullen@fhp.co.uk

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.