

Prime Retail/Leisure Unit

Unit A2 Eagles Meadow Shopping
Centre, Wrexham, LL13 8DG

Ground floor sales: 146.69m² (1,579ft²)



To Let



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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 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**. The centre offers ample parking in the underground covered car park and modern shopping environment. 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.



[Click here](#) for
Google map link



Accommodation

The subject property is a prime position ground floor retail premises adjacent to River Island and The Fragrance Shop with JD, Wrexham AFC and Footasylum all nearby.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	146.69	1,579
Total	146.69	1,579

Rent

The property is available at a quoting rent of £17,500 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £8,627 for the current year.

Rates

The premises is assessed as follows:

Ratable Value: £22,000

UBR (2026/2027): 0.382

Rates Payable: £8,404

This is information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

A copy of the EPC is available upon request.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338



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cited.co.uk
0208 076 666