

Retail/Leisure Unit

Unit B3 Eagles Meadow Shopping
Centre, Wrexham, LL13 8DG

Ground floor sales: 286.79m² (3,087ft²)



To Let



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Accommodation

Hugely prominent double fronted unit onto Fargate. The property has open plan ground floor sales area with ancillary seating/sales, storage and staff areas to the basement.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	3,087	286.79

Rent

Quoting rent £35,000 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 £5,660 for the current year.

Rates

The premises is assessed as follows:

Ratable Value: £30,250

UBR (2026/2027): 0.35

Rates Payable: £10,587.50

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

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

Each party to bear their own in relation to the transaction.

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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0208 076 6666