

# UNIT B11A TO LET

## LEISURE / RESTAURANT UNIT

**329.43 m<sup>2</sup> (3,546 ft<sup>2</sup>)**

- Upper plaza leisure pitch next to Nando's, Odeon and Tenpin
- Stripped and ready for fit-out
- Wrexham's leading destination – 44 units, 400,000 sq ft
- 970 covered parking spaces | c. 3m annual visitors
- Rent: Upon application
- Service Charge: £22,146 pa (current year estimate)
- Insurance: £2,264 pa (current year estimate)
- Rateable Value (From 1<sup>st</sup> April 2026): £33,750
- Rates Payable (2026/27): £16,943 approx.
- Planning: Use Class A3 (food & drink)
- EPC: Rating B
- VAT: applicable at the prevailing rate

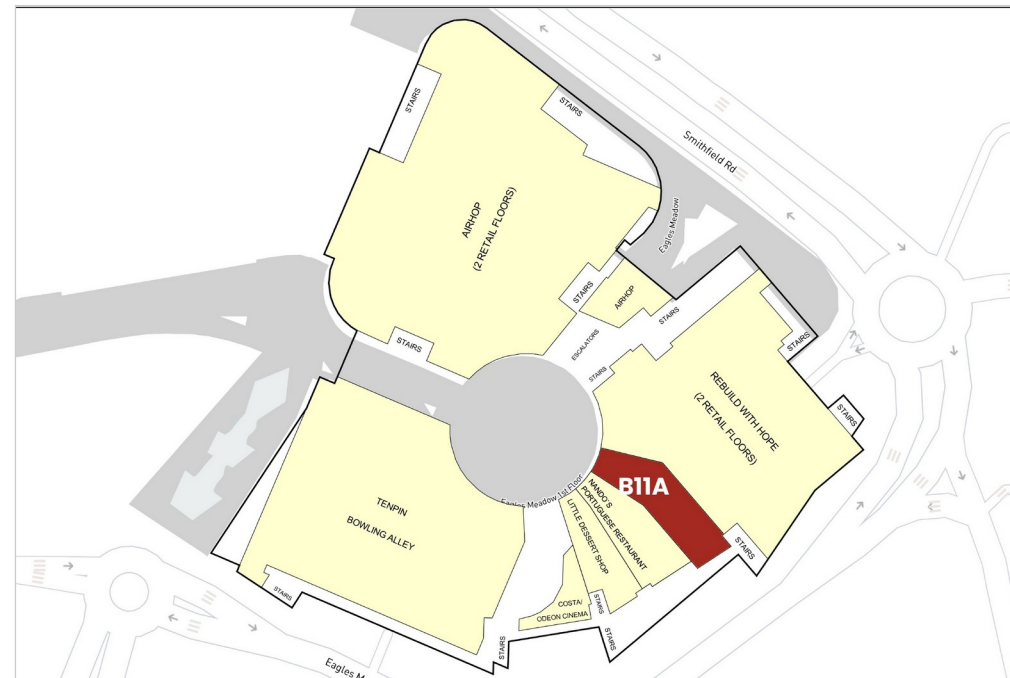


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**SHOP. EAT. PLAY.** | Eagles Meadow, Wrexham



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