

Unit E1 Eagles Meadow Shopping Centre | 3-5 York Street | Wrexham | LL13 8LW

Characterful premises with prominent frontage

Ground Floor
156.46m² (1,684ft²)

- Primary retail and leisure destination in North Wales
- Characterful dual frontage unit
- Excellent branding opportunity
- Anchor tenants: **Next, Odeon Cinema, Tenpin, Airhop, Boots, JD Sports, Footasylum and Wrexham Football Club**
- Quoting Rent £25,000 pax
- Price on application



TO LET/MAY SELL



Location



Gallery



Contact





Location



Gallery



Contact

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 benefits from a primary catchment of over 140,000 people, drawing from a wider North Wales and Cheshire audience, it offers ample parking in the underground covered car park and modern shopping environment. 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. 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.

The Property

The property occupies a unique position within the Eagles Meadow Shopping Centre located over the bridge in a characterful unit with prominent frontage overlooking the shopping centre alongside traditional frontage onto York Street. The unit is arranged over ground and basement with includes staff welfare facilities.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	156.46	1,684
Basement Stores	101.94	1,097
Total	258.40	2,781

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

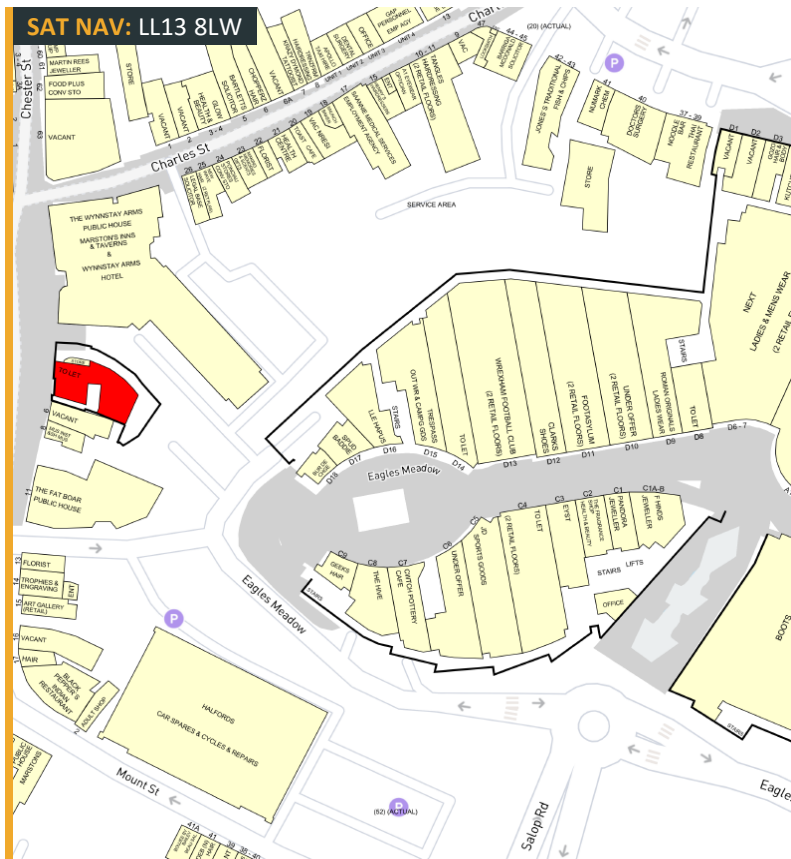
£25,000 per annum exclusive

Price

Price on application.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £22,250

From 01 April 2026 rates payable for qualifying retail businesses is based on a multiplier of 35p. This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

EPC

A copy of the EPC is available on request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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

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



Fisher Hargreaves Proctor Ltd.
10 Oxford Street, Nottingham,
NG1 5BG

fhp.co.uk

15/06/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.