



## Retail Unit TO LET

**29 Lampits Hill, Corringham, Stanford-le-Hope SS17 9AA**

**660 SQ FT (61 SQ M.)**

**Location:** The property affords easy connections to Basildon Town Centre, Grays Bus Station, Lakeside Shopping Centre and the Tilbury / Stanford-le-Hope area. There are several local bus routes within a short walking distance of Lampits Hill, providing convenient public transport access. Services include the 100 route, which connects Basildon, Grays and Lakeside via Corringham and the Z4 route, operating between Tilbury / Stanford-le-Hope and Basildon / Pitsea. Road communications are good with the A13 - the main east-west arterial route linking London / Thurrock and Southend-on-Sea being readily accessible via nearby connecting roads. The property benefits from two demised parking spaces and there is abundant parking available nearby.

**Description:** This retail unit benefits from a glazed frontage with a security roller shutter and has been occupied for the past 15 years by an established beauty business. The accommodation is predominantly open plan and fitted with a suspended ceiling incorporating LED lighting, laminate flooring, and is maintained in good decorative order throughout. The unit is served by both gas and electricity supplies. The property is available from March 2026 and is positioned as the first unit in a parade comprising a good mix of occupiers. To the rear, there is a secondary exit providing access to parking for two cars. The unit also includes a well-maintained WC and staff welfare facilities.

**GL POPULAR LOCATION**

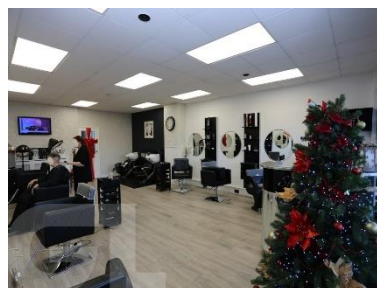
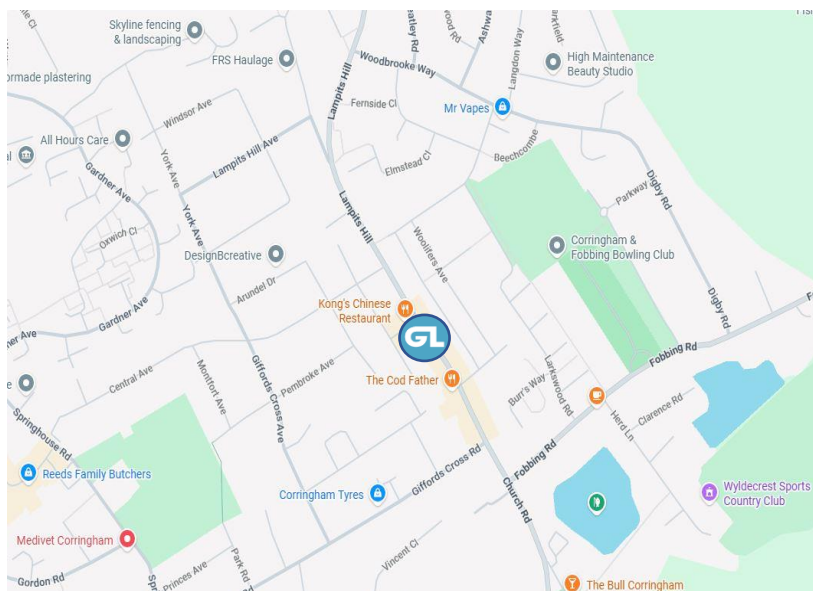
**GL NEW LEASE**

**GL FLEXIBLE SPACE**

**GL STRONG FOOTFALL**

**GL NO PREMIUM**

**GL AVAILABLE MARCH 2026**



**TERMS:** A new lease for a term to be agreed with upwards only rent review.

**RENTAL:** £15,000 per annum

**SERVICE CHARGE:** None applicable.

**VAT:** VAT is not applicable.


**INSURANCE:** The insurance contribution for this year is £900.


**EPC:** The NDEA EPC for this property is 'TBC'.

**RATES:** The current rateable value for the property is £9,100 (**This is not the amount you will pay**). For more information please [click here](#) or contact the local authority (Thurrock).

**REFERENCING:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**  
Strictly by prior appointment

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