



339 Lakeside Shopping Centre, West Thurrock, RM20 2ZH

Class A1 Retail / E - Class Lease Available

2,986 sq ft – 277.4sqm

Prime unit adjacent to H&M Clothing, Nike & River Island



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LOCATION

Lakeside is one of the UK's pre-eminent retail/leisure destinations, ranked 5th in the UK and now comprising 1.6million sq ft following completion of the 225,000 sq ft leisure complex. Lakeside attracts 20 million visitors annually. Harrods opened their first 23,000 sq ft H Beauty Store with other operators taking representation including Puttshack, Nickelodeon and an upsized Zara.

Prominently located on first floor level with the benefit of a return frontage this unit enjoys excellent foot traffic with nearby operators including H&M Clothing, River Island, Footasylum, Victoria's Secret, Zara, Primark & M&S.

TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 15 years expiring 24 March 2028 and a reversionary term until 24 March 2030 being inside the Landlord & Tenant Act 1954 Part II.

RENT

£511,500 pax.

PREMIUM

Offers invited.

ACCOMMODATION

The premises are arranged over ground floor level with the following approximate floor area:

Ground Floor Sales	2,986 Sq Ft	277.4 Sq M
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RATES (2025/26)

Rateable value:	£178,000
Rates payable (UBR multiplier: £0.555):	£98,790

A business may be entitled to 40% reduction in the chargeable amount, up to a figure of £110,000, from 1 April 2025 to 31 March 2026. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable.

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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AML

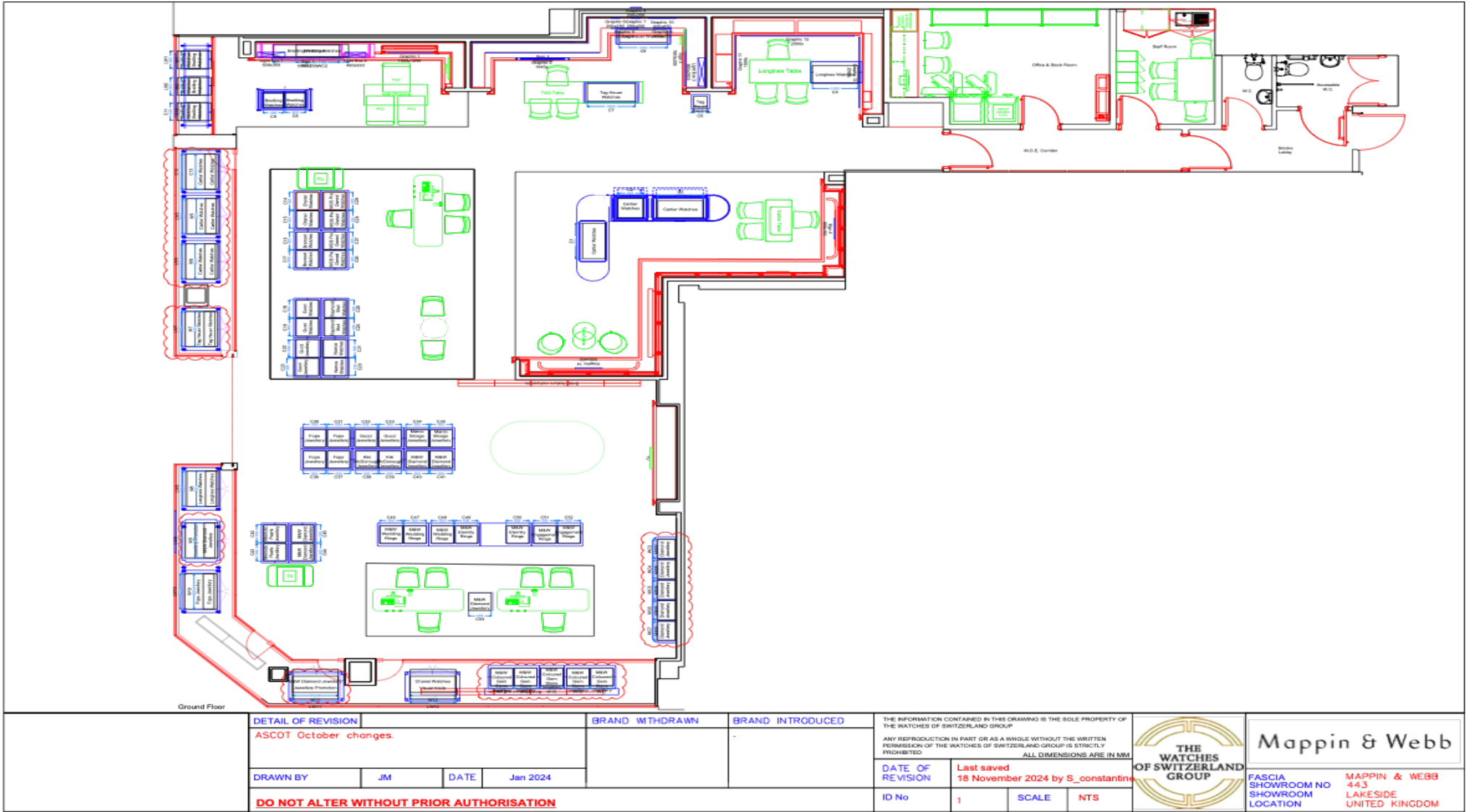
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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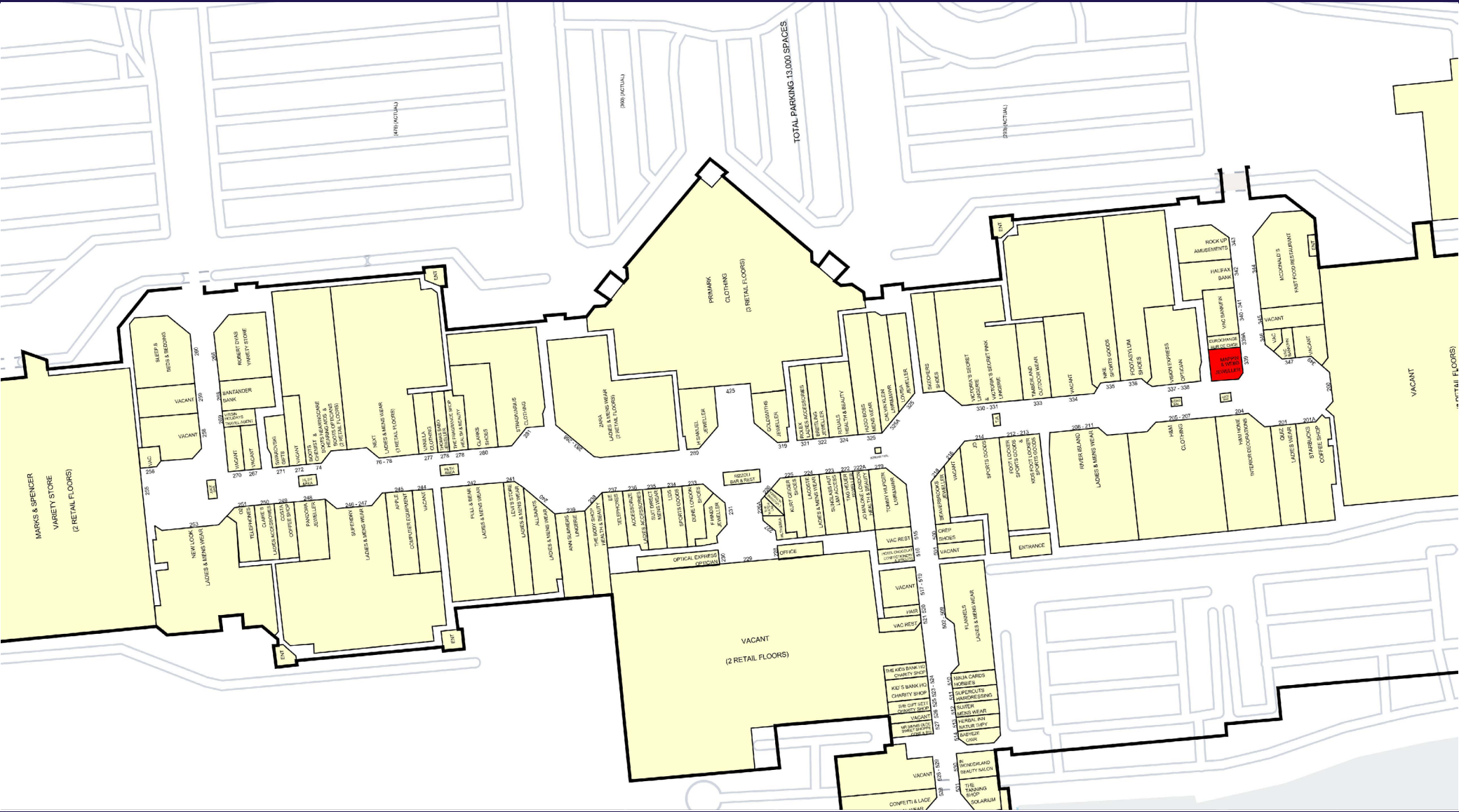
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