



Location

The **Forum** constitutes the dominant, undercover retail space for Sittingbourne town centre. This fast-growing commuter town is just an hour from Central London by high-speed javelin train and the centre is the natural link between the adjacent railway station through to the town's high street.

The scheme is home to national brands such as **New Look, Costa, Peacocks, CeX, Specsavers, F.Hinds, Savers, The Works, Hays Travel** and Warren James. **Boume Place** leisure scheme sits adjacent to The Forum and features an 8 screen **Light Cinema, Nandos, Loungers** and a **Travelodge**.

Accommodation

The unit comprises a retail unit with the following approximate net internal floor areas:

Ground Floor	2,252 sq ft (209.22 sq m)
Ground Floor Storage	19 sq ft (1.72 sq m)
First Floor	848 sq ft (78.78 sq m)

Lease

Subject to obtaining vacant possession (staff unaware), the property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental

£30,000 per annum. The rent exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£33,250
Rates Payable (2025/2026)	£18,288

Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £21,338 per annum, with insurance of £998 per annum, plus VAT

Energy Performance Certificate

A copy of the EPC Certificate us available upon request.

Costs

All figures quoted are exclusive of VAT where applicable

Viewing & Further information:

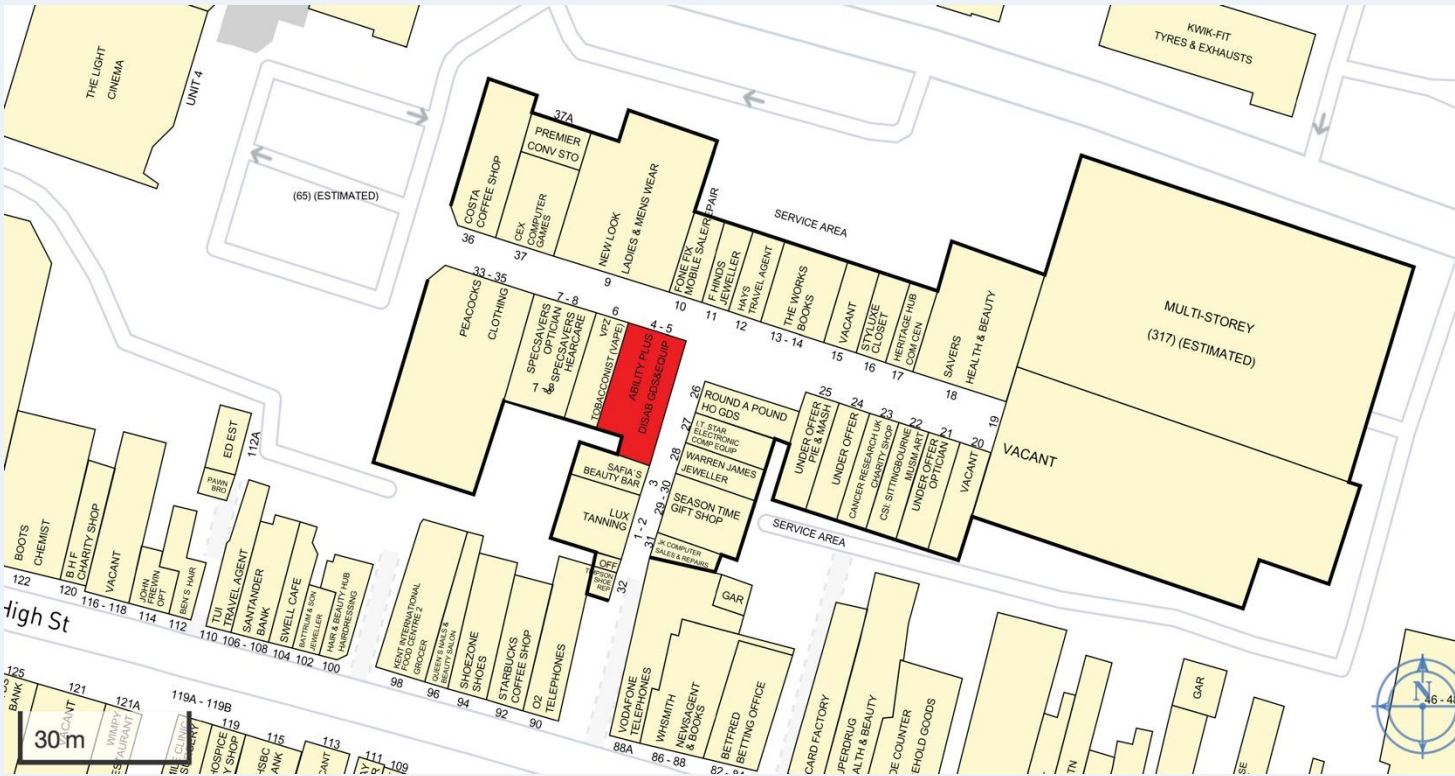
Strictly by prior appointment through joint agents
Jamieson Mills & Sibley Pares:

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Contact: Ned Gleave
Direct Dial: 01622 673 086
Email: ned.gleave@sibleypares.co.uk

SUBJECT TO CONTRACT & WITHOUT PREJUDICE





This plan is published for the convenience of identification only and although believed to be correct it is not guaranteed, and it does not form any part of any contract.

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