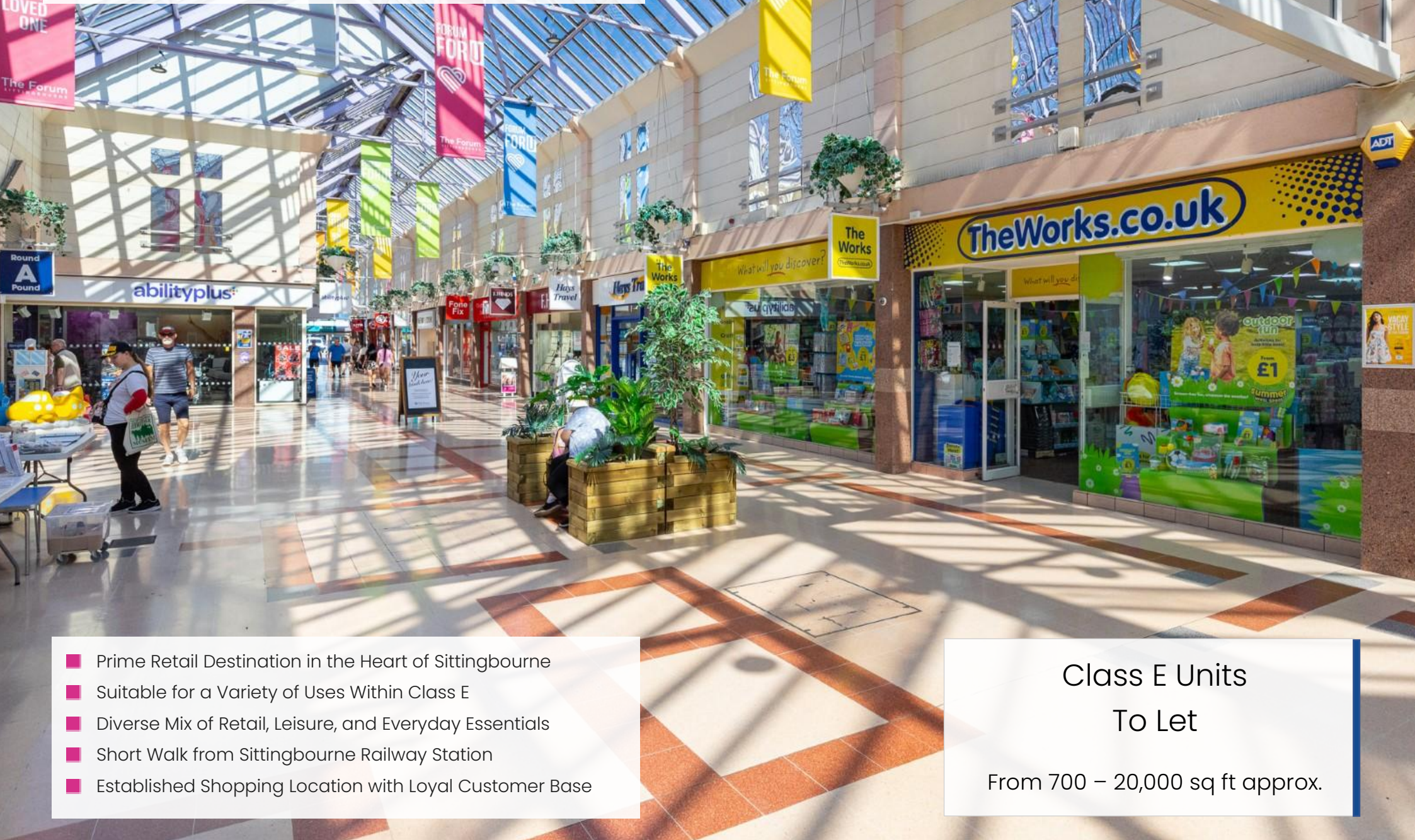


The Forum Shopping Centre

High Street, Sittingbourne, Kent ME10 3DL

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Prime Retail Destination in the Heart of Sittingbourne
- Suitable for a Variety of Uses Within Class E
- Diverse Mix of Retail, Leisure, and Everyday Essentials
- Short Walk from Sittingbourne Railway Station
- Established Shopping Location with Loyal Customer Base

Class E Units
To Let

From 700 – 20,000 sq ft approx.

LOCATION

The property is situated in Sittingbourne, a market town within the Swale district and a rapidly expanding commuter location, with rail services to Central London of approximately one hour via the HSI high-speed rail service.

SITUATION

The Forum Shopping Centre is the premier retailing hub in Sittingbourne Town Centre providing the natural link between the Railway Station and the High Street.

The shopping centre is home to a number of national brands such as:

- New Look
- Costa
- Peacocks
- CeX
- Specsavers
- Savers

'The Light', a new leisure scheme featuring an 8 screen Cinema, Nando's, Loungers and Travelodge Hotel is also opposite the centre.

DESCRIPTION

The Shopping Centre comprises 37 'lock up' retail/business units arranged over ground and part first floor levels.

The ground floors are predominantly arranged as open retailing areas with ancillary storage and staff areas on first floor levels.

The units are finished to good modern specifications, the ground floors having large glazed frontages, suspended ceilings incorporating modern LED light boxes and vinyl flooring. The first floors generally having a mix of carpet tile and vinyl flooring, and modern lighting.

ACCOMMODATION

The Shopping Centre offers a diverse range of retail and commercial units from 700 to 20,000 sq ft, accommodating a wide variety of retail, leisure, and business requirements.

TERMS

The units are available to let by way of new effective Full Repairing & Insuring Leases for terms to be agreed.

RENT

A full breakdown of the centre's availability and quoting rents are available on application.

DEPOSIT

A suitable rental deposit, subject to covenant strength, will be required and held for the duration of the tenancy.

BUSINESS RATES

Tenants will be responsible for the payment of business rates applicable to their premises.

In some instances, Tenants may benefit from Small Business Rates Relief (dependent on eligibility).

SERVICE CHARGE

The Landlord maintains the common parts of the centre and recovers a fair proportion of the total cost through the service charge.

Full details available upon request.

INSURANCE

The Landlord arranges buildings insurance with the Tenants responsible for reimbursing the fair proportion of the annual premium.

Full details available upon request.

FINANCE ACT 1987

The property is elected for Value Added Tax (VAT).

USE

The units are considered suitable for a variety of uses under Class E, to include but not limited to:

- Clinic
- Surgery
- Retail
- Leisure

EPC

Copies of the Energy Performance Certificates can be provided upon request.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending Tenants must satisfy themselves as to the correctness of the statements contained in these particulars.

PLANS & BOUNDARIES

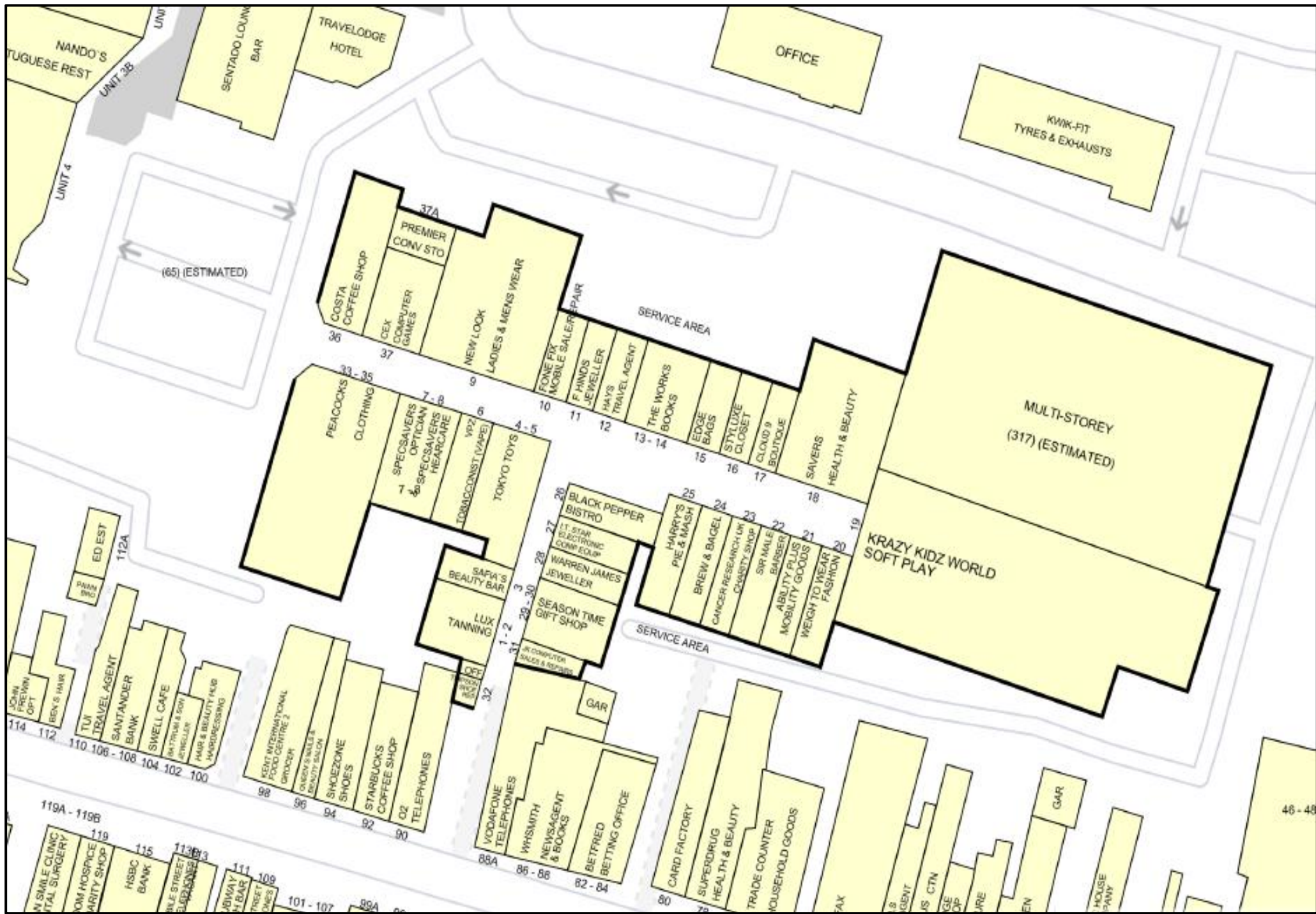
Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

VIEWINGS

Strictly by prior appointment through joint sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Richard Mills MRICS
rjm@jamiesonmills.com
020 3746 6883



NANDO'S TUGUESE REST

UNIT 38

TRAVELodge HOTEL

OFFICE

KWIK-FIT TYRES & EXHAUSTS

(65) (ESTIMATED)

37A
PREMIER CONV STO
COSTA COFFEE SHOP
CEX COMPUTER GAMES
NEW LOOK LADIES & MENS WEAR

SERVICE AREA

PEACOCKS CLOTHING
SPECSAVERS OPTICIAN
SPECSAVERS HEARPCARE
TOKYO TOYS
SAFA'S BEAUTY BAR
LUX TANNING

THE WORKS BOOKS
EDGE BAGS
STYLIZE CLOSET
CLOUD 9 BOUTIQUE
SAVERS HEALTH & BEAUTY

MULTI-STORY (317) (ESTIMATED)
KRAZY KIDZ WORLD SOFT PLAY

BLACK PEPPER BISTRO
HARRY'S PIE & MASH
BREW & BAGEL
CANCER RESEARCH UK CHARITY SHOP
SIR NILE BARBER
ABILITY PLUS MOBILITY GOODS
WEIGH TO WEAR FASHION

SERVICE AREA

ED EST
TUX TRAVEL AGENT
SANTANDER BANK
SWELL CAFE
HAIR & BEAUTY FLD HANDRESSING

HEAT INTERNATIONAL GROCER
SHOEZONE SHOES
STARBUCKS COFFEE SHOP
TELEPHONES
VODAFONE TELEPHONES
WHSMITH NEWSAGENT & BOOKS
BETFRID BETTING OFFICE

WARREN JAMES JEWELLER
SEASON TIME GIFT SHOP
JR COMPUTER SALES & REPAIR
GAR
CARD FACTORY
SUPERDRUG HEALTH & BEAUTY
TRADE COUNTER HOUSEHOLD GOODS

SMILE CLINIC DENTAL SURGERY
HOM HOSPICE CHARITY SHOP
HSBC BANK
ABWAY BAR

UNIT 4
UNIT 37
UNIT 36
UNIT 35
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abilityplus

Forum
The Forum

abilityplus

Specsavers

COSTA

NEW LOOK

NEW LOOK

UP TO 70% OFF SALE

UP TO 70% OFF SALE

UP TO 70% OFF SALE

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UP TO 70% OFF SALE

UP TO 70% OFF SALE

Fone Fix

Buy

NEW LOOK

UP TO 70% OFF SALE

Phone Repair
iPhone Back-Glass Laser Removal in Min

otability
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bility



SITTINGBOURNE
HERITAGE
MUSEUM

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FORD
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NEW
YOU
The Forum
LIVING CENTRE

FORUM
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LIVING CENTRE
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FORD
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savers
HEALTH • HOME • BEAUTY

CSI: Sittingbourne
Investigative Science & Technology

cityplus

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History
Exhibition

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WELCOME TO
The Forum
SHOPPING CENTRE

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING