



### 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	601 sq ft (55.83 sq m)
Ground Floor Storage	18 sq ft (1.7 sq m)
Ground Floor Ancillary	18 sq ft (1.7 sq m)
First Floor	310 sq ft (28.0 sq m)

### Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the fifth anniversary of term commencement.

### Rental

£19,500 per annum. The rent is 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	£10,500
Rates Payable (2024/2025)	£5,376

### Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £6,491 per annum, with insurance of £458 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:

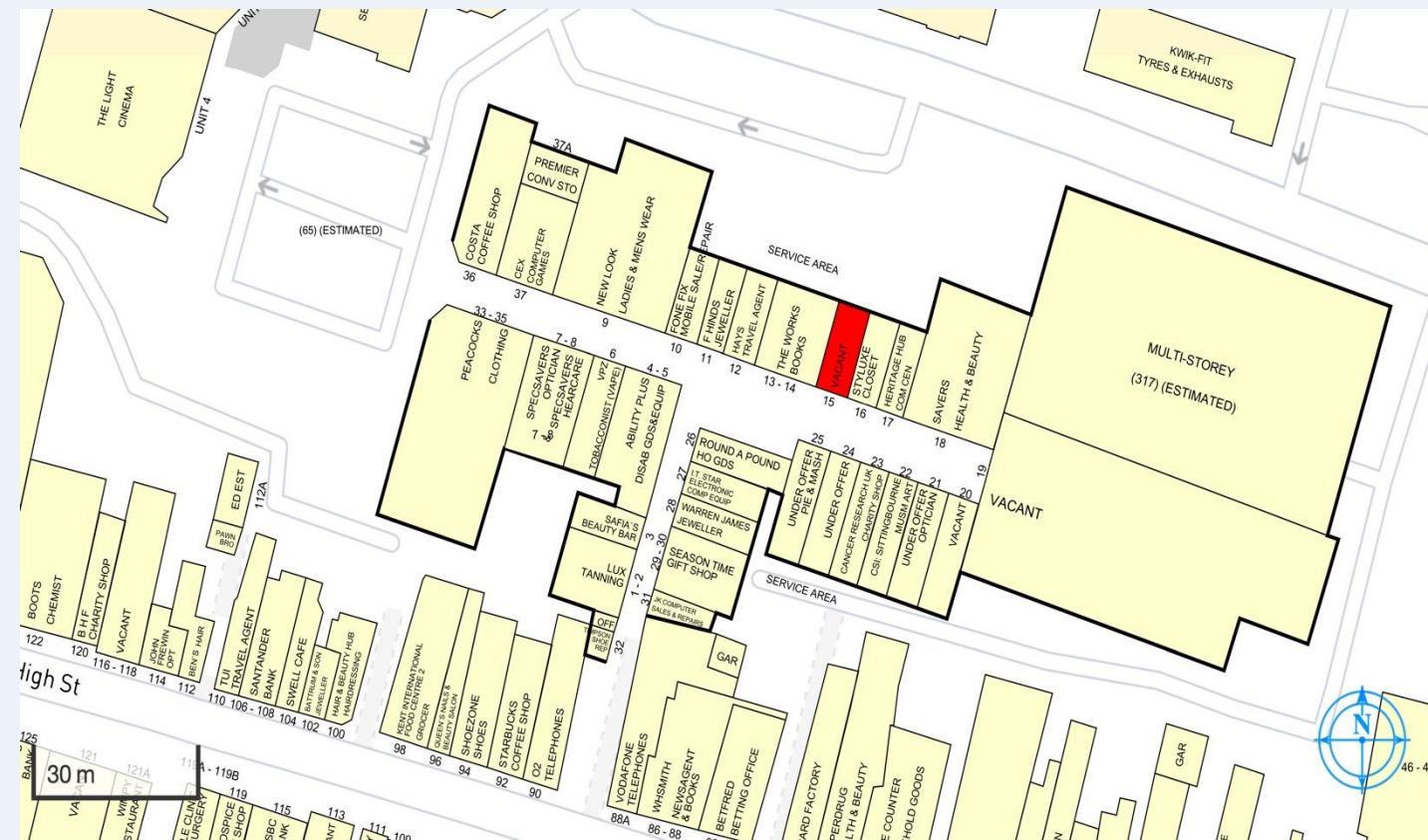
Strictly by prior appointment through sole agents  
**Jamieson Mills: & Sibley Pares:**

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**SUBJECT TO CONTRACT & WITHOUT PREJUDICE**





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