



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

On application. 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	£10,500
Rates Payable (2024/2025)	£5,376

Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £5,940 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

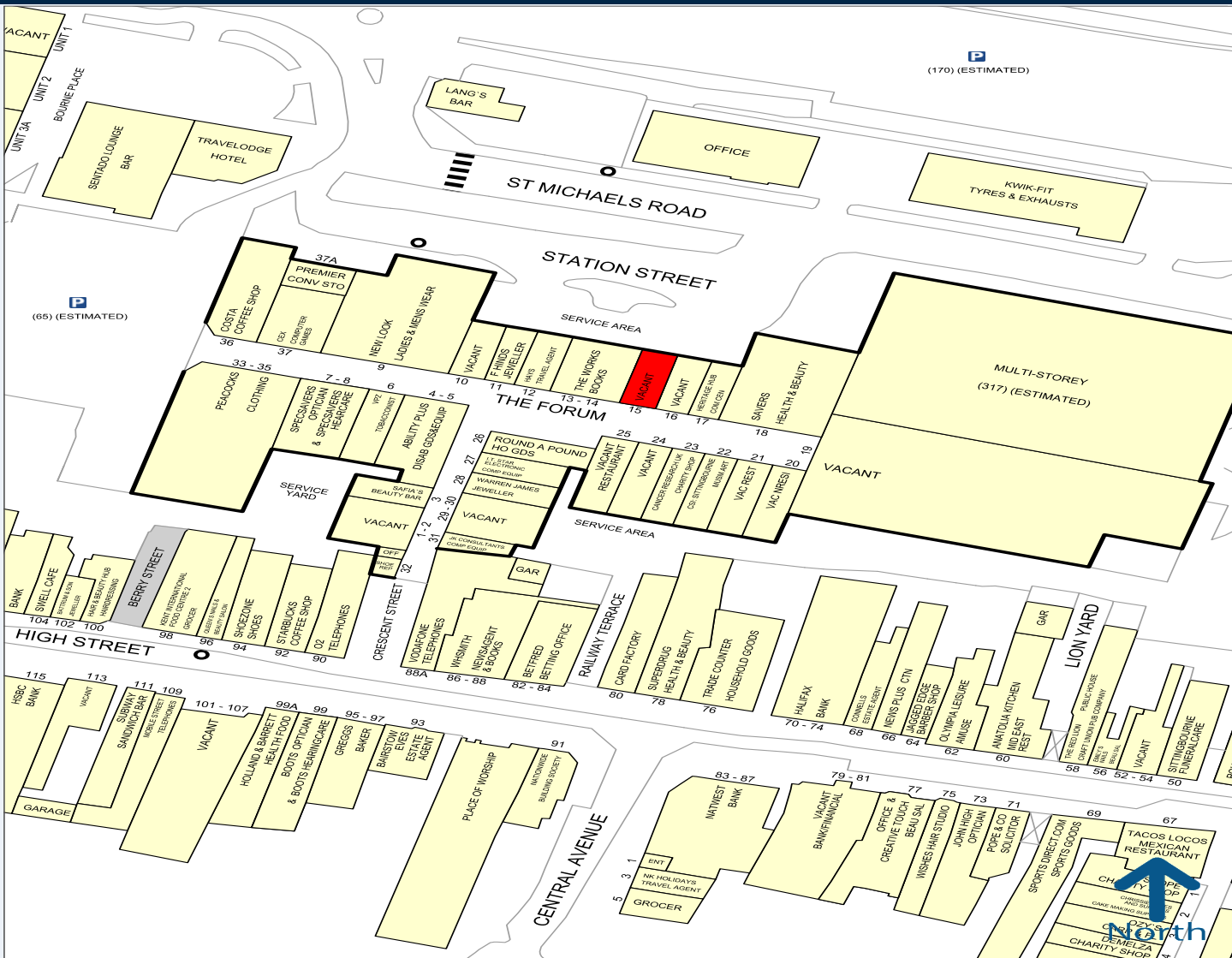
Viewing & Further information:

Strictly by prior appointment through sole agents
Jamieson Mills:

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

SUBJECT TO CONTRACT & WITHOUT PRED JUDICE





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.

Misrepresentations Act 1991: Jamieson Mills Ltd for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, not constitute part of, and offer or contract; b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely in them as a statement of representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Ltd has any authority to make of give any representation or warranty whatever in relation to this property. Subject to contract. Exclusive of VAT.

