

# Unit 15, The Forum Shopping Centre

Sittingbourne, Kent ME10 3DL

**SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Suitable for a Variety of Uses Within Class E
- Eligible for Small Business Rates Relief.
- Short Walk from Sittingbourne Railway Station
- Popular Trading Position

**Class E Unit**  
**TO LET**  
87.4 m<sup>2</sup> (937 sq ft) approx.

### LOCATION

The property is located in Sittingbourne a market town in the Swale District, a fast-growing commuter town an hour from Central London via HS1.

### SITUATION

The unit is situated within the Forum Shopping Centre, the premier retailing hub in the 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, F.Hinds, and Savers, positioned opposite 'The Light', a new leisure scheme featuring an 8 screen Cinema, Nando's, Loungers and Travelodge Hotel.

### DESCRIPTION

The property comprises a 'lock up' business unit arranged over ground and part first floor levels.

The ground floor is arranged as an open retailing area with ancillary storage and staff areas on the first floor incorporating a kitchenette and WC.

The property is finished to a good modern specification, the ground floor having a large glazed frontage, a suspended ceiling incorporating modern LED light boxes and vinyl flooring. The first floor having a mix of carpet tile and vinyl flooring and modern strip lighting.

### ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Retail	55.9	601
	Stores	1.8	18
First	Staff & Stores	29.7	318
Total		87.4	937

### TERMS

The property is available to let by way of a new effective Full Repairing & Insuring Lease (eFR&I) for a term to be agreed.

### RENT

Our client is seeking a rent of £19,500 per annum (exclusive).

### DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

### BUSINESS RATES

According to the Valuation Office Agency the property has been assessed as follows:

Shop & Premises: £10,500

Where eligible, Tenants may benefit from Small Business Rates Relief. We encourage prospective interested parties to make their own investigations.

### SERVICE CHARGE

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

The contribution for Unit 15 for the current service charge year is approx. £6,491.

### INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the premium.

The contribution for Unit 15 is currently approx. £458.

### FINANCE ACT 1988

All figures are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

### USE

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

- Clinic
- Surgery
- Office
- Retail
- Leisure

### LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

### EPC

A copy of the Energy Performance Certificate 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.

### MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

### VIEWINGS

Strictly by prior appointment through joint sole agents:

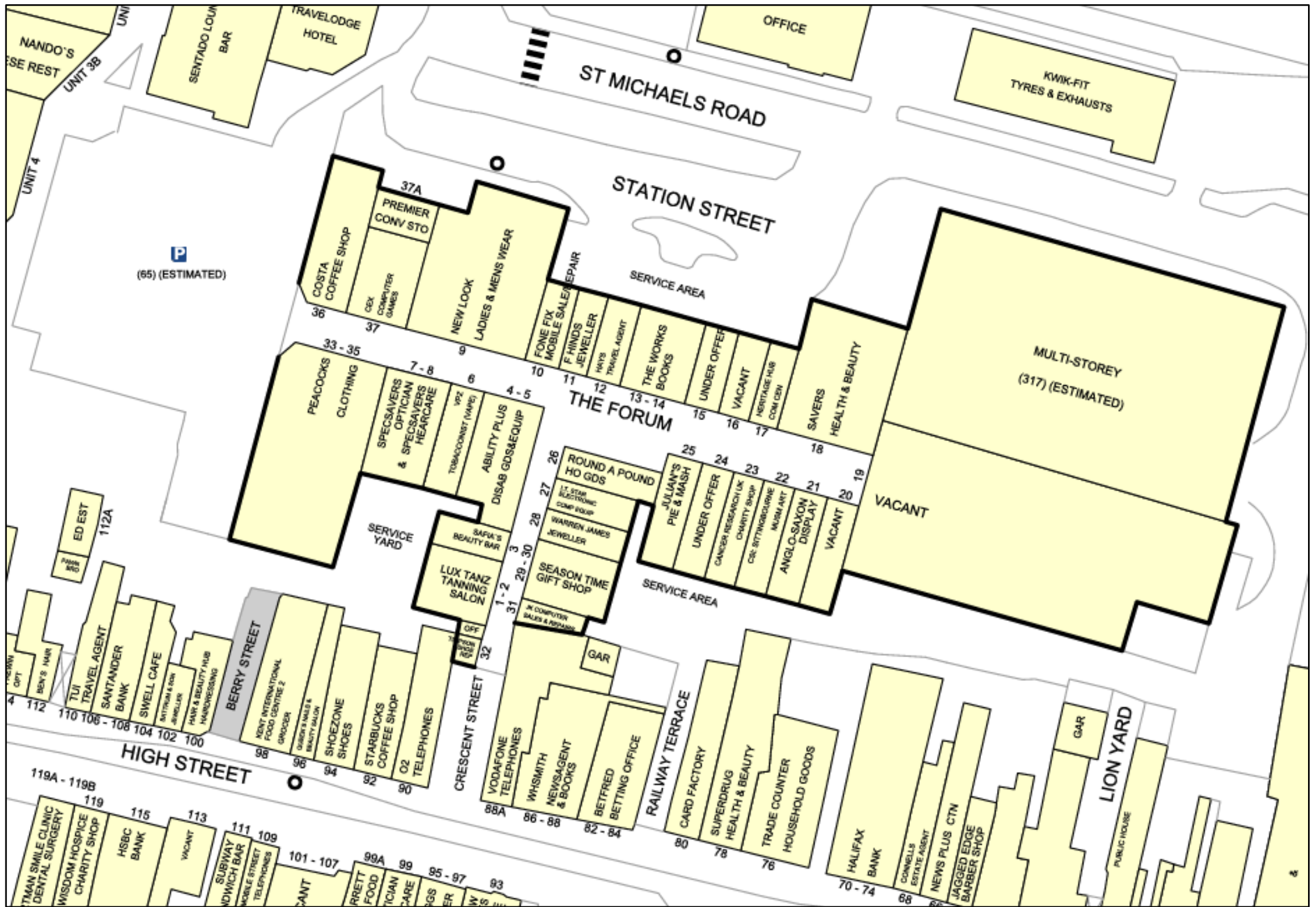
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 01233 629281



Richard Mills MRICS  
 rjm@jamiesonmills.com  
 07831 758755



Sibleypares.co.uk



NANDO'S  
REST  
UNIT 3B  
UNIT 4  
SENTADO LOUN  
BAR  
TRAVEL LODGE  
HOTEL  
OFFICE  
KWIK-FIT  
TYRES & EXHAUSTS  
ST MICHAELS ROAD  
STATION STREET  
SERVICE AREA  
37A  
PREMIER  
CONV STO  
COSTA COFFEE SHOP  
36  
37  
NEW LOOK  
LADIES & MENS WEAR  
FONE FIX  
MOBILE SALES/REPAIR  
F HINDS  
JEWELLER  
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TRAVEL AGENT  
THE WORKS  
BOOKS  
UNDER OFFER  
VACANT  
HERITAGE HUB  
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SAVERS  
HEALTH & BEAUTY  
MULTI-STOREY  
(317) (ESTIMATED)  
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(65) (ESTIMATED)

HIGH STREET

THE FORUM

BERRY STREET

CRESCENT STREET

RAILWAY TERRACE

LION YARD

SERVICE YARD

SERVICE AREA

SERVICE AREA

VACANT

MULTI-STOREY  
(317) (ESTIMATED)

TAMAN SMILE CLINIC  
DENTAL SURGERY  
WISDOM HOSPICE  
CHARITY SHOP  
HSBC BANK  
VACANT  
SUBWAY  
WIDWICH BAR  
MOBILE STREET  
TELEPHONES  
VACANT  
RRETT  
FOOD  
TICIAN  
CARE  
SGS  
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S

MENT INTERNATIONAL  
FOOD CENTRE 2  
GROCER  
DASH & HILLS &  
BEAUTY SALON  
SHOEZONE  
SHOES  
STARBUCKS  
COFFEE SHOP  
TELEPHONES

HAIR & BEAUTY HUB  
HANDRESSING  
JEWELLER  
JEWELLER  
SWELL CAFE  
SANTANDER  
BANK  
TRAVEL AGENT  
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BOY'S HAIR  
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112A

SAFA'S  
BEAUTY BAR  
LUX TANZ  
TANNING SALON  
SEASON TIME  
GIFT SHOP  
WARREN JAMES  
JEWELLER  
LIT STAR  
ELECTRONIC  
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ROUND A POUND  
HO GDS  
JULIAN'S  
PIE & MASH  
UNDER OFFER  
CANCER RESEARCH UK  
CHARITY SHOP  
CIS: SITTINGBOURNE  
MUM ART  
ANGLO-SAXON  
DISPLAY  
VACANT

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VODAFONE  
TELEPHONES  
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NEWSAGENT  
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BETTING OFFICE  
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HALIFAX  
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CONNELLS  
ESTATE AGENT  
NEWS PLUS CTN  
JAGGED EDGE  
BARBER SHOP  
PUBLIC HOUSE

CARD FACTORY  
SUPERDRUG  
HEALTH & BEAUTY  
TRADE COUNTER  
HOUSEHOLD GOODS

SAVERS  
HEALTH & BEAUTY  
VACANT

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