

UNIT TO LET

SAVILE BRIDGE MILLS, DEWSBURY.

UNIT 5. 1067 SQ'. GROUND FLOOR INDUSTRIAL UNIT.

THE UNIT HAS ONE DOOR ACCESS TO THE YARD AND ONE ELECTRIC ROLLER SHUTTER. THE UNIT IS MADE UP OF 2 BAYS AND THE UNIT HAS RECENTLY BEEN PAINTED AND READY FOR OCCUPATION.

THERE IS SINGLE AND THREE PHASE ELECTRICITY (WITH FULL CERTIFICATION) AND WATER IN THE UNIT. THE METERS ARE READ EVERY TWO MONTHS AND AN INVOICE RAISED, TO BE PAID PROMPTLY. THERE IS A SMALL COVERED PARKING AREA WITH THE UNIT AND NO VEHICLES ARE TO BE PARKED IN THE YARD.

THE RATES FOR THE UNIT ARE TO BE PAID DIRECT TO KIRKLEES.

THE RENT IS £2.50 / sq' PER ANNUM. A TWO MONTH IN ADVANCE DEPOSIT IS REQUIRED. THEN THE RENT IS PAYABLE MONTHLY IN ADVANCE BY STANDING ORDER, ONLY.

THE BUILDING INSURANCE IS 32p / sq' PER ANNUM AND THE SERVICE CHARGE IS 25p / sq' PER ANNUM. THESE ARE INCLUDED IN THE MONTHLY RENT INVOICE.

ALL PRICES QUOTED ARE EXCLUDING VAT, WHERE APPLICABLE. A STANDARD LEASE WILL BE DRAWN UP FOR WHICH THERE WILL BE NO CHARGE, UNLESS ALTERATIONS ARE REQUIRED.

SUBJECT TO CONTRACT WITHOUT PREJUDICE.

Contact: Charles Day. Office : 01924 464 351
Mobile: 07831 111 275

HENRY DAY & SONS LTD, Savile Bridge Mills, Dewsbury. WF12 9AF

CALCULATION per year (APPROX)

		VAT	TOTAL
RENT	£2666.67	£ 533.33	£3200.00
INSURANCE	£ 341.33	0	£ 341.33
S / CHARGE	£ 266.67	£ 53.33	£ 320.00
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	£3274.67		£3861.33

PRICE PER MONTH (NO VAT) = £272.89

PRICE PER MONTH (WITH VAT) = £321.78

PRICE PER WEEK (NO VAT) = £ 62.97

PRICE PER WEEK (WITH VAT) = £ 74.25

VAT @ 20%

The Rateable Value for this Unit is £2450 approx

Small business rate relief is available and we have a form.