

# UNIT TO LET

## **SAVILE BRIDGE MILLS, DEWSBURY. (OPPOSITE SIDE OF THE RIVER TO WICKES)**

### **UNIT 2A. 2242 SQ'. SINGLE STOREY INDUSTRIAL BUILDING.**

THE ROOF IS IN GOOD CONDITION AND WELL INSULATED. THE BUILDING HAS NORTH FACING WINDOWS AND HAS RECENTLY BEEN PAINTED. THERE IS A LARGE PEDESTRIAN DOOR WHICH HAS A ROLLER SHUTTER IN FRONT OF IT AND THERE ARE BASIC TOILETS IN THE UNIT.

THERE IS AN OFFICE IN THE UNIT OVERLOOKING THE RIVER CALDER WITH A ROLLER SHUTTER ON THE WINDOW. THE WHOLE UNIT IS PROTECTED BY A SPRINKLER SYSTEM AND AN ALARM SYSTEM. THERE IS ONE DESIGNATED PARKING SPACE, ALL OTHER VEHICLES TO BE PARKED ON MILL STREET EAST.

THERE IS SINGLE AND THREE PHASE ELECTRICITY AND WATER IN THE UNIT AND THE MAINS GAS IS USED FOR SPACE HEATING. THE SERVICE METERS ARE READ EVERY TWO MONTHS AND INVOICED FOR PROMPT PAYMENT.

THE RATES FOR THE UNIT ARE PAID DIRECTLY TO KIRKLEES.  
THE RENT IS £2.65 / SQ' PER ANNUM. A TWO MONTH, IN ADVANCE, DEPOSIT IS REQUIRED, AND THEN THE RENT IS PAYABLE MONTHLY, BY STANDING ORDER ONLY.

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

ALL PRICES QUOTED ARE EXCLUDING VAT, WHERE APPLICABLE. THERE IS NO VAT ON INSURANCE.

THE PROPERTY IS SECURE AND SECLUDED AND ALL THE PRESENT TENANTS ARE VERY VIGILANT.

A STANDARD LEASE WILL BE DRAWN UP, FOR WHICH THERE WILL BE NO CHARGE, UNLESS ALTERATIONS ARE REQUIRED.

SUBJECT TO CONTRACT, WITHOUT PREJUDICE.

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HENRY DAY & SONS LTD, SAVILE BRIDGE MILLS, DEWSBURY. WF12 9AF.

### **CALCULATION** (approx)

	PER ANNUM	VAT	TOTAL
RENT	£5941.30	£1039.73	£6981.03
INSURANCE	£ 717.44	0	£ 717.44
SERVICE CHARGE	£ 560.50	£ 98.09	£ 658.59
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	£7219.24		£8357.06

PRICE PER MONTH (NO VAT)      £601.60

PRICE PER MONTH (WITH VAT)      £696.42

PRICE PER WEEK (NO VAT)      £138.83

PRICE PER WEEK (WITH VAT)      £160.71

RATEABLE VALUE IS  $£4650 \times 0.485 = £2255$  per annum approx.