

UNIT TO LET

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

UNIT 2B. 1924 SQ'. SINGLE STOREY INDUSTRIAL BUILDING.

THE ROOF HAS RECENTLY BEEN REPLACED AND IS WELL INSULATED. THE BUILDING HAS NORTH FACING WINDOWS AND HAS RECENTLY BEEN PAINTED. THE UNIT HAS AN ELECTRIC ROLLER SHUTTER DOOR.

THE UNIT IS PROTECTED BY A SPRINKLER 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 MAINS GAS IS EASILY ACCESSIBLE. 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 25p / sq' PER ANNUM. THESE ARE INVOICED MONTHLY WITH THE RENT INVOICE.

ALL PRICES QUOTED ARE EXCLUDING VAT, WHERE APPLICABLE.

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 GUARANTEE.

CONTACT: CHARLES DAY.

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CALCULATION approx

	PER ANNUM	VAT	TOTAL
RENT @ £2.65	£5098.60	£892.26	£5990.86
INSURANCE	£ 615.68	0	£ 615.68
SERVICE CHARGE	£ 481.00	£ 84.18	£ 565.18
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	£6195.28		£7171.72
PRICE PER MONTH (NO VAT)		£516.27	
PRICE PER MONTH (WITH VAT)		£597.64	
PRICE PER WEEK (NO VAT)		£119.14	
PRICE PER WEEK (WITH VAT)		£137.91	

THE RATEABLE VALUE IS £4250