

# UNIT TO LET

## **SAVILE BRIDGE MILLS, DEWSBURY.**

(OPPOSITE SIDE OF THE RIVER TO WICKES)

### **UNIT 2C. 1000 SQ'. SINGLE STOREY INDUSTRIAL BUILDING.**

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

THE UNIT IS PROTECTED BY A SPRINKLER SYSTEM.

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 £2.80 / SQ' PER ANNUM. A TWO MONTH, IN ADVANCE, DEPOSIT IS REQUIRED, 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.

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

**CALCULATION** approx

	PER ANNUM	VAT	TOTAL
RENT @ £2.80	£ 2800.00	£ 490.00	£ 3290.00
INSURANCE	£ 320.00	0	£ 320.00
SERVICE CHARGE	£ 250.00	£ 43.75	£ 293.75
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	£ 3370.00		£ 3903.75

PRICE PER MONTH (NO VAT)           £ 280.83

PRICE PER MONTH (WITH VAT)       £ 325.31

PRICE PER WEEK (NO VAT)           £ 64.80

PRICE PER WEEK (WITH VAT)         £ 75.07

The RV for this new unit is not known and the figure will be given by Kirklees Council and the Valuation office.