

UNIT TO LET

SAVILE BRIDGE MILLS, DEWSBURY.

UNIT 9. 3200 SQ'. GROUND FLOOR INDUSTRIAL UNIT.

THE UNIT HAS ONE DOOR ACCESS TO THE YARD AND TWO ELECTRIC ROLLER SHUTTER DOORS. THE UNIT IS MADE UP OF 6 BAYS, WHICH IS PROTECTED BY A SPRINKLER SYSTEM.

THERE IS SINGLE AND THREE PHASE ELECTRICITY 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 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 APPROX

		VAT	TOTAL
RENT	£8000.00	£1400.00	£ 9400.00
INSURANCE	£1024.00	0	£ 1024.00
S / CHARGE	£ 800.00	£ 140.00	£ 940.00
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	£9824.00		£11364.00

PRICE PER MONTH (NO VAT) = £818.67

PRICE PER MONTH (WITH VAT) = £947.00

PRICE PER WEEK (NO VAT) = £188.92

PRICE PER WEEK (WITH VAT) = £218.54

The last Rateable Value for this Unit was 5700.