

# **UNIT TO LET**

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

### **UNIT 1DR (LHS). 450 SQ'. GROUND FLOOR INDUSTRIAL UNIT.**

THE UNIT IS PART OF A LARGER BUILDING AND HAS ONE DOOR ACCESS TO THE YARD. THE UNIT IS PROTECTED BY AN ALARM SYSTEM AND CCTV COVERS THE ENTRANCE. SECURITY IS GOOD.

THERE IS METERED SINGLE PHASE ELECTRICITY IN THE UNIT, WATER AND MAINS GAS ARE IN THE BUILDING. THE METERS ARE READ EVERY TWO MONTHS AND AN INVOICE RAISED, TO BE PAID PROMPTLY. THERE IS ONE PARKING SPACE WITH THE UNIT AND ALL OTHER VEHICLES TO BE PARKED IN MILL STREET EAST. THERE ARE SHELVES AND RACKING IN THE UNIT WHICH ARE PART OF THE UNIT AND ARE OWNED BY THE LANDLORD.

THE RATES FOR THE UNIT ARE TO BE PAID DIRECT TO KIRKLEES.  
KIRKLEES REF NO: 50080010545.

THE RV FOR THE UNIT IS £950.00. RATE RELIEF IS AVAILABLE.

THE RENT IS £3.60 PER 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 35p per sq' PER ANNUM AND THE SERVICE CHARGE IS 30p per sq' PER ANNUM. THESE ARE INCLUDED IN THE MONTHLY RENT INVOICE.

ALL PRICES QUOTED ARE EXCLUDING VAT; NO VAT IS PAYABLE ON INSURANCE. 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 464351  
Mobile: 07831 111275

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

## CALCULATION

		VAT	TOTAL
RENT	£1620.00	£324.00	£1944.00
INSURANCE	£ 157.50	0	£ 157.50
S / CHARGE	£ 135.00	£ 27.00	£ 162.00
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	£1687.50		£1998.00

PRICE PER MONTH (NO VAT) = £159.38

PRICE PER MONTH (WITH VAT) = £188.63

PRICE PER WEEK (NO VAT) = £ 36.78

PRICE PER WEEK (WITH VAT) = £ 43.53

### CONDITIONS:

No rubbish or items to be left in the yard.