

# **UNIT TO LET**

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

### **UNIT 1DR 765 SQ'. GROUND FLOOR INDUSTRIAL UNIT WITH AN OFFICE.**

THE UNIT WITH AN OFFICE IS PART OF A LARGER BUILDING AND HAS A DOUBLE DOOR ACCESS TO THE YARD. THE UNIT IS PROTECTED BY AN ALARM SYSTEM AND CCTV IS ON SITE. SECURITY IS GOOD AND THE TENANTS ARE VERY VIGILANT.

THERE IS METERED SINGLE PHASE ELECTRICITY AND WATER IN THE UNIT. MAINS GAS IS 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 ON MILL STREET EAST.

THE RATES FOR THE UNIT ARE TO BE PAID DIRECT TO KIRKLEES. RATE RELIEF IS AVAILABLE.

THE RENT IS £4.16 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** (approx)

|            |          | VAT     | TOTAL    |
|------------|----------|---------|----------|
| RENT       | £2754.00 | £550.80 | £3304.80 |
| INSURANCE  | £ 267.75 | 0       | £ 267.75 |
| S / CHARGE | £ 229.50 | £ 45.90 | £ 275.40 |
|            | -----    |         | -----    |
|            | £3251.25 |         | £3847.95 |

PRICE PER MONTH (NO VAT) = £306.64

PRICE PER MONTH (WITH VAT) = £363.50

PRICE PER WEEK (NO VAT) = £ 70.76

PRICE PER WEEK (WITH VAT) = £ 83.88

### **CONDITIONS:**

No rubbish or items to be left in the yard.