

UNIT TO LET

SAVILE BRIDGE MILLS, DEWSBURY.

(OPPOSITE SIDE OF THE RIVER TO WICKES)

UNIT 12. 2001 SQ'. SINGLE STOREY INDUSTRIAL UNIT.

THE UNIT IS PART OF SAVILE BRIDGE MILLS UNITS AND THE ENTRANCE IS FROM THE YARD, WITH ACCESS FROM MILL STREET EAST.

THERE ARE 3 SECTIONS TO THIS UNIT. 1. THE WAREHOUSE / WORKSHOP AT THE BACK. 2. THE STORAGE AREA WITH ROLLER SHUTTER DOOR AT THE FRONT. 3. TWO PARKING /STORAGE SPACES.

THE ROOF OF 1 IS IN GOOD CONDITION AND INSULATED. THE WHOLE UNIT HAS RECENTLY BEEN PAINTED AND THE ACCESS IS BY A PEDESTRIAN DOOR IN 2.

THERE ARE TWO DESIGNATED PARKING SPACES, ALL OTHER VEHICLES TO BE PARKED ON MILL STREET EAST.

THERE IS SINGLE PHASE ELECTRICITY, WATER AND MAINS GAS IN THE UNIT. THE SERVICE METERS ARE READ EVERY TWO MONTHS AND INVOICED FOR PROMPT PAYMENT.

THE RATES FOR THE UNIT ARE PAID DIRECTLY TO KIRKLEES. RV £3700 (2010) 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 35p/sq' PER ANNUM AND THE SERVICE CHARGE IS 30p/sq' PER ANNUM; THESE ARE INVOICED MONTHLY WITH THE RENT INVOICE.

ALL PRICES QUOTED ARE EXCLUDING VAT, WHERE APPLICABLE. THERE IS NO VAT ON INSURANCE.

THE PROPERTY IS SECURE AND SECLUDED. THERE IS CCTV NEAR THE ENTRANCE GATES 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 PREJUDICE.

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

CALCULATION (approx)

	PER ANNUM	VAT	TOTAL
RENT	£5302.65	£1060.53	£6363.18
INSURANCE	£ 700.35	0	£ 700.35
SERVICE CHARGE	£ 600.30 -----	£ 120.06	£ 720.36 -----
	£6603.30		£7783.89

PRICE PER MONTH (NO VAT) £550.28

PRICE PER MONTH (WITH VAT) £648.66

PRICE PER WEEK (NO VAT) £126.99

PRICE PER WEEK (WITH VAT) £149.69