



**Unit C 41 High Street**  
Kinver, DY7 6HF

**£700 Per Calendar Month**

### The Property

A wonderful opportunity to lease this excellent first floor unit situated within 41 High Street, Kinver.

Situated and accessed from Chenevare Mews the space is approximately 43 sq/mtrs (472 sq/ft) There is a communal area to the ground floor with access door leading from the Mews.

There are also communal toilets along with a communal kitchenette.  
Available November 2025 EPC: C

### The Space

Open plan workspace

5.18m x 8.47m

Two windows to the side. Door to the side accesses the fire escape.

Communal Area

Features toilet facilities, entrance hall and kitchenette

General Information for tenants

Identification and AML Requirements

### COMPANY APPLICANT IDENTIFICATION REQUIREMENTS

In all cases we will need to take photocopies of all documents submitted as evidence of identity or address

- the certificate of incorporation
- Proof of address for the company
- a list of directors
- the registered address
- Two forms of personal ID for the director responsible for signing terms

### SOLE TRADER/SELF EMPLOYED APPLICANT IDENTIFICATION REQUIREMENTS

- Photographic identification ie: Drivers Licence or Passport
- Proof of Address ie: Utility Bill or Bank Statement
- Date of Birth

Applicants are required to pass referencing process. The applicant will be referenced personally if a sole trader. If a limited company the company must pass referencing.

In either event personal ID must be obtained for all responsible individuals or directors.

The cost of the referencing is to be paid by the proposed applicant / company

Cost: £150 plus vat (£180 incl)

Rates

We suggest that any interested party should verify the applicable rates with the local authority

VAT

Rent is NOT subject to VAT

However any service charges, agency fees and sundry costs may be subject to VAT

Lease:

A 3 year lease is applicable with a break clause at year one included.

Service Charge:

TBC

Legal Costs

A Lease to be provided by the Landlord with no charge to the tenant.

Each party to be responsible for any further legal costs outside of the cost of the lease.

Security Deposit

A security deposit equivalent to TWO MONTHS RENT is required and will be held by the landlord for the duration of the lease.

Utilities:

A charge for electric will be billed separately by the landlord on a monthly basis

Energy Performance Rating

EPC: C

Viewings

Viewings strictly by appointment with Bloore King & Kavanagh

to request a viewing:

Call: 0121 550 4151

or

Email: [info@bkandk.co.uk](mailto:info@bkandk.co.uk)





**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

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