Bloore King & Kavanagh
Sales & Lettings









Office 1 41 High Street

Kinver, DY7 6HF

£350 PCM

Office One
2.68m x 6.04m (8'9" x 19'9")
Bloore King & Kavanagh are delighted to offer a wonderful opportunity to lease this office space contained within this beautiful historic building situated in a prime location in the heart of the beautiful village of Kinver.

The property is situated fronting the High street in the heart of Kinver Village with access to the shared entrance hall via the Chenevare Mews with its wonderful small shops and cafe. A communal entrance and hallway with stairs leading to a communal landing. A door from the communal landing leads into the office suite containing five offices and entrance to a private apartment. The offices have a shared toilet facility.

A dual aspect office having approx. 16.2 sq/mtrs (174 sq/ft) of office space with electric points all round, electric heating and windows to the front and rear. EPC: C
Available NOW

General Information
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: £200 plus vat (£240 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
Any cost for producing the lease is to be paid by the incoming tenant. Price TBA

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 / Service charge:
There is a charge of £40.95 per month for broadband & telephone.
Electricity is metered and will be billed separately

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

Brochure Declaration



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. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client’s permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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B63 4RG

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0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements