

DAVID
BURR



7B High Street, Clare, Sudbury, Suffolk CO10 8NY

A tastefully presented commercial premises situated in a prominent position in the heart of Clare featuring two rooms, kitchen and cloakroom.

Guide £800.00 pcm

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Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Church. A wide range of amenities are also on offer including a doctors' surgery, schools, a butcher and public houses. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

7B High Street enjoys a large fascia window overlooking the High Street in the heart of Clare.

Formerly operating as a successful bookshop, the property offers large and light rooms with lighting and electric heating, a kitchen area and cloakroom. To the rear of the property is a small courtyard.

Main Ground Floor Area 23'7" x 10'7" plus window recess.
Kitchen Area 10'6 x 7'2"

First Floor

Reception Area 10'9 x 10'5" including stair recess

Cloakroom

Outside

There is a small courtyard area.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Viewing strictly by appointment with David Burr.

Castle Hedingham (01787) 463404
Clare (01787) 277811
Leavenheath (01206) 263007
Long Melford (01787) 883144
Newmarket (01638) 669035
Woolpit (01359) 245245
Bury St Edmunds (01284) 725525
Linton & Villages (01440) 784346
London (020) 78390888
DAVIDBURR.CO.UK

Additional information:

Services: Mains drains, electricity and electric heating.

None of the services have been tested by the agent.

Local Authority: West Suffolk Council – 01284 763233.

Tenure: Letting. Available mid November.

EPC Rating: N/A.

Viewing: Strictly by appointment through David Burr – 01787 277811.

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