

DAVID  
BURR



30 High Street, Clare, Sudbury, Suffolk CO10 8NY

A double fronted commercial premises situated on the High Street, convenient for local amenities.

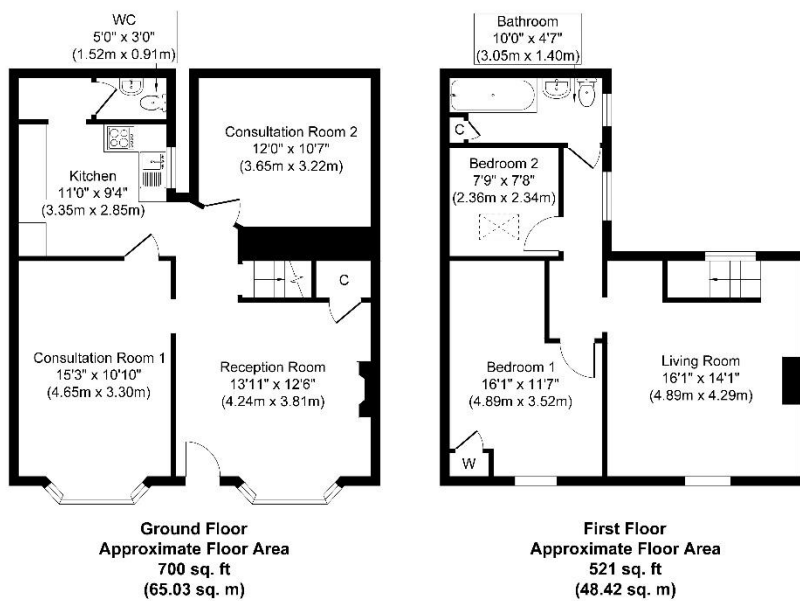
Guide £275,000

### 30 High Street, Clare, Sudbury, Suffolk CO10 8NY

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 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.

A double fronted commercial premises situated on the High Street, convenient for local amenities.

The premises comprises two rooms to the front of the property with bay windows, kitchenette and cloakroom with WC and wash hand basin and a further room to the rear and on the first floor there is a landing, reception space and two further rooms that could be utilised as bedrooms and a bathroom comprising a panelled bath with shower over, pedestal sink unit and WC.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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:** Main drains, electricity and gas-fired heating. None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** TBC.

**TENURE:** Freehold.

**NOTICE.** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.