

DAVID
BURR



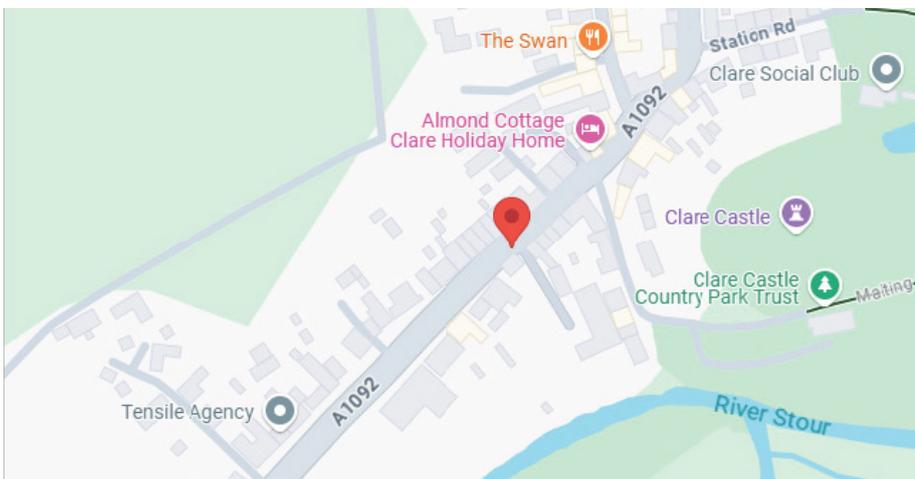
Well Lane

Clare, Sudbury, Suffolk

1 Well Lane

Clare, Sudbury, Suffolk

An opportunity to rent a commercial premises located in one of Clare's most prominent central positions within a short walk from parking facilities and Clare Country Park.



- Opportunity to rent a commercial premises
- Located in one of Clare's most prominent positions
- A short walk from parking facilities and Clare Country Park

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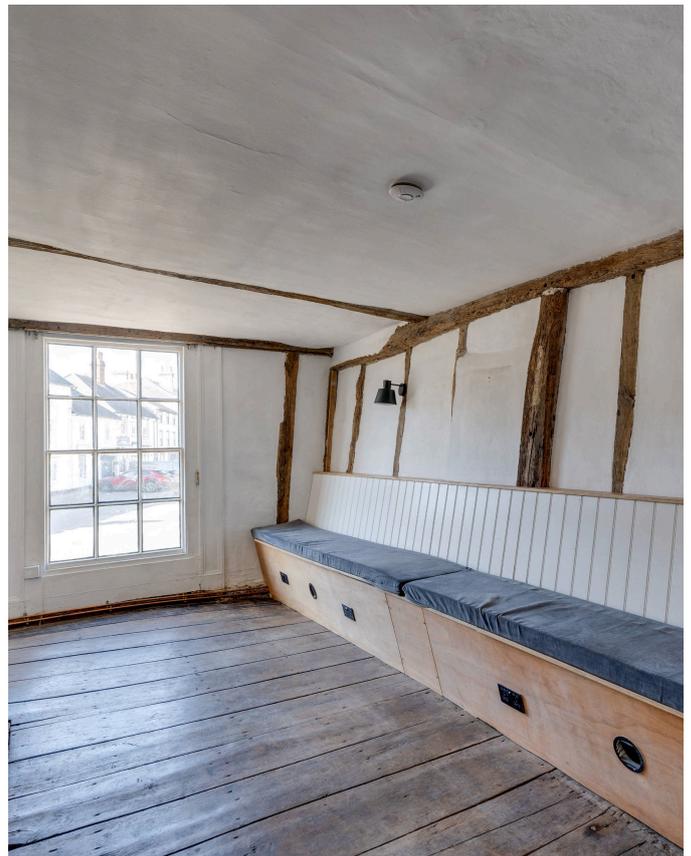
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Email clare@davidburr.co.uk



INTERIOR

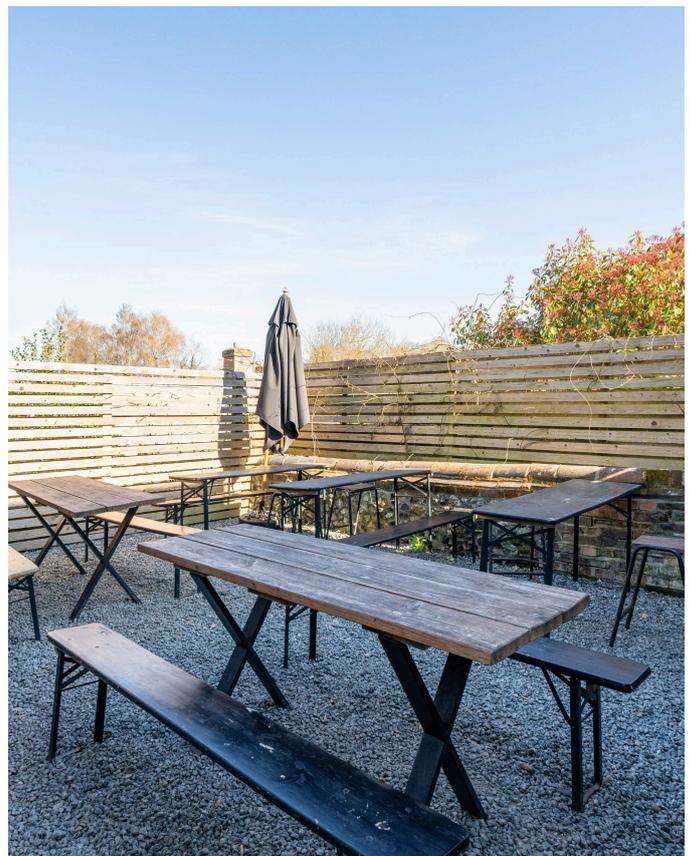
The shop front opens into a seating area with fireplace in turn leading to the COUNTER SERVING AREA with washing facilities and a passageway leads through to the rear of the property with LOBBY providing access to the garden and KITCHEN. A staircase leads to the first floor to the rear of the ground floor premises is a CLOAKROOM WITH WC and wash hand basin..

Off the ground floor kitchen area there is also a door that leads down to a STORAGE CELLAR. The first floor provides two further areas that could be utilised for seating or as rooms for other commercial uses and to the rear a OFFICE/BEDROOM area with en-suite SHOWER ROOM with tiled shower cubicle, WC and pedestal sink unit.



EXTERIOR

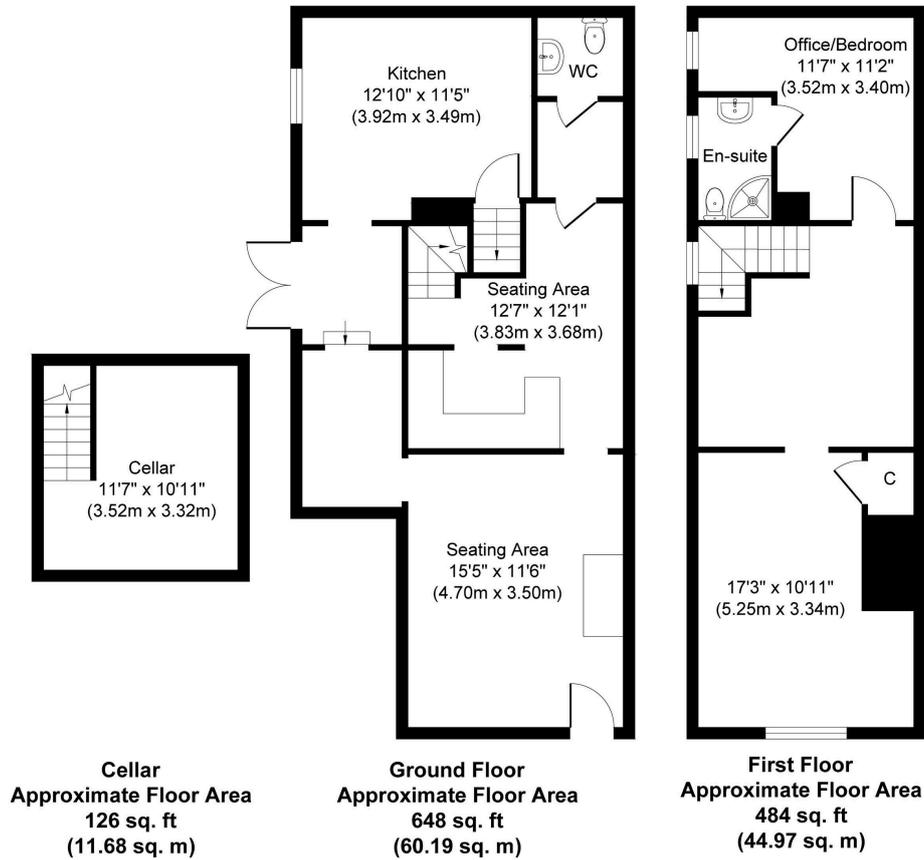
The the rear of the property is a useful garden/further seating area.



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Floorplan



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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Clare, Suffolk

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.



Material Information

SERVICES: Mains water and private drainage/mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

PROPERTY POSTCODE: CO10 8NH

TENURE: To let.

TENANT INFORMATION: 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. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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

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