

DAVID  
BURR



**38 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP**

A rare opportunity to acquire a former physiotherapy treatment premises situated within a prominent position in the heart of Clare.

The property features three rooms and a kitchen.

**Guide £900.00 pcm**

### 38 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

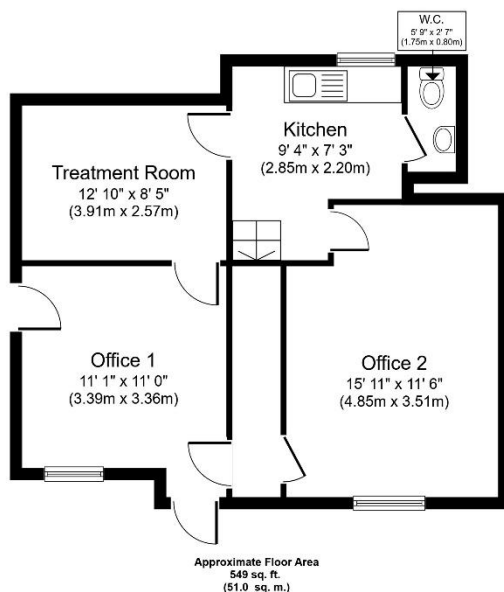
Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

The property has a current use classification for use E(e) – Medical or health services. No planning permission is required to move from Class E to any other use class.

Other use classifications within use class E category include:

- E(b) Restaurants and cafes
- E(c) Financial and professional services (excluding medical services)
- E(d) Indoor sports, recreation or fitness.
- E(e) Medical or health services
- E(f) Creches, day nurseries and day centres

- E(g) Offices, research and development, light industrial processes.



Whilst every effort has been made to ensure the accuracy of the floor plan, conditions, measurements of doors, windows, rooms and area cover there are approximate and no responsibility is taken for any errors, omissions or misstatements. The measurements should not be relied upon for valuation, transaction or other legal purposes. This plan is for indicative purposes only and should not be used as a basis for any contractual arrangements. The services, systems and appliances shown have not been tested and no guarantee or warranty can be given.  
Copyright © 2024 | www.house4u2.com

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 water and electricity. None of the services have been tested by the agent.

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

**BUSINESS RATES:** \*\*, £\*\* per annum.

**Tenure:** To let.

**EPC:**

**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.