



19 High Street
Clare, Suffolk

DAVID
BURR



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

Clare is an attractive historic market town boasting many fine period buildings, 16 miles south of Bury St Edmunds and 25 miles east of Cambridge. Sudbury, with its branch line commuter service to London Liverpool Street, lies 8 miles to the east.

A unique opportunity to acquire an established and thriving Fish & Chip shop business with adjoining living accommodation in the heart of the highly regarded market town of Clare. 19 High Street has successfully operated for nearly 30 years as a family run Fish & Chip shop boasting a 5* hygiene certificate and sits in a prominent location on the High Street enjoying a pleasant outlook towards the church. To the rear of the shop is a three/four-bedroom property with enclosed rear garden.

An established Fish & Chip shop with adjoining three/four-bedroom home in the heart of Clare.

The House

The house is accessed via the shop and via the rear garden and features:

SITTING ROOM A spacious open plan area with tiled flooring staircase to the first floor, electric fireplace and opening through to the:

DINING ROOM Also with tiled flooring, plenty of space for dining table and chairs and sliding doors opening through to the garden.

KITCHEN Extensively fitted with a range of units under worktops with a 1½ bowl sink and drainer, integrated appliances include electric double oven and hob with extractor over, fridge freezer whilst there is space for washing machine, tumble dryer and slimline dishwasher.

BEDROOM/STUDY A useful study/drying room or optional 4th bedroom.

OFFICE Access via the sitting room, with roof window.

First Floor

BEDROOM 1 A spacious double room with exposed beams, walk-in closet and delightful views towards St Peter & St Paul's church.

BEDROOM 2 A double bedroom with exposed beams.

BEDROOM 3 Double aspect with outlook to the rear.

BATHROOM Fitted with a white suite comprising a WC, wash basin, bath, shower cubicle, heated towel rail and extensively tiled walls and floor.

Outside

The property enjoys an enclosed south facing landscaped garden with extensively paved dining terrace adjacent an artificial lawn mature shrub beds and borders and a useful timber summer house.

SERVICES Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds IP33 3YU Telephone Number. 01284 763223.

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Fish & Chip shop

The fish & chip shop was established over 50 years ago and has been run as a family business ever since boasting a 5* hygiene certificate. The shop enjoys a prominent frontage on the High Street with space for a tables and chairs seating 8 people, service kitchen with 3 pan Kirembo gas firing range with stainless steel fish keeper, refrigerator, storage and space for a drinks fridge. To the rear is a preparation room with stainless steel counters, space for further refrigerators, two stainless steel sinks and separate counters and separate wash basin plus a large walk-in freezer. A door leads to a rear covered store area with chipper and peeler and further storage area for supplies. There is an external lobby with bin store Store and separate cloakroom with WC.

Accounts can be provided to interested parties upon request.



COUNCIL TAX BAND: C. £1941.50 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick Construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None Known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: None Known.

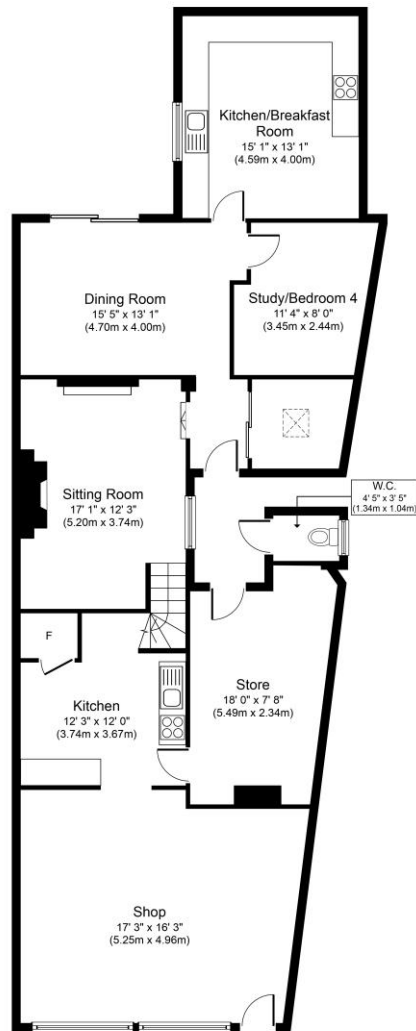
FLOOD RISK: None.

ACCESSABILITY ADAPPTIONS: None.

ASBESTOS/CLADDING: None known.

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Ground Floor
Approximate Floor Area
1,489 sq. ft.
(138.3 sq. m.)



First Floor
Approximate Floor Area
656 sq. ft.
(60.9 sq. m.)

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. 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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