DAVID BURR



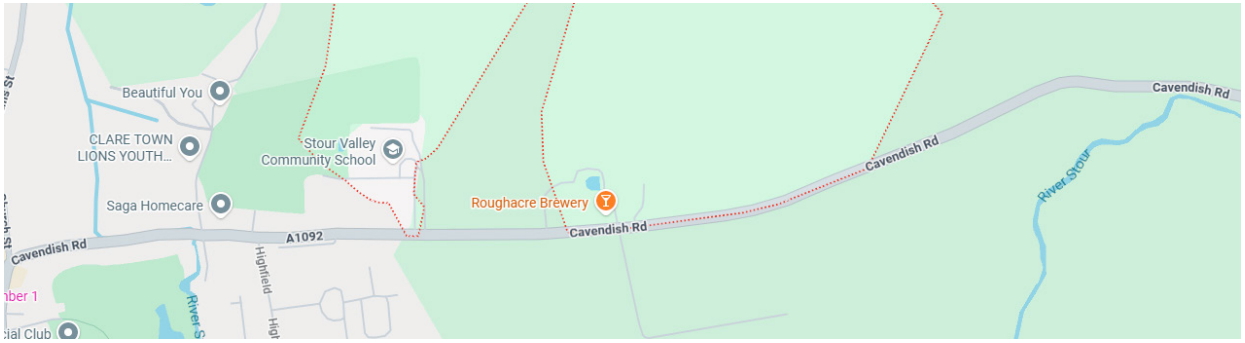
Cart Lodge, Unit 2, Clare Hall Barns

Clare, Suffolk

Cart Lodge, Unit 2, Clare Hall Barns

Cavendish Road, Clare, Suffolk CO10 8PJ

A commercial annexe barn conversion, ideal for use as retail or other business premises, having formerly been occupied by Roughacre Brewery.





- Commercial annexe barn conversion
- Ideal for use as retail or other business premises
- Parking and turning for multiple vehicles

DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk









INTERIOR

Entrance into ENTRANCE LOBBY with disabled access and toilet facilities. BAR AREA with a small KITCHEN, leading through into the SEATING AREA and MICRO BREWERY an area currently utilised as a micro brewery.

AGENT'S NOTE: The brewery facilities could be cleared and the space opened-up for alternative use.

EXTERIOR

With parking and turning for multiple vehicles.





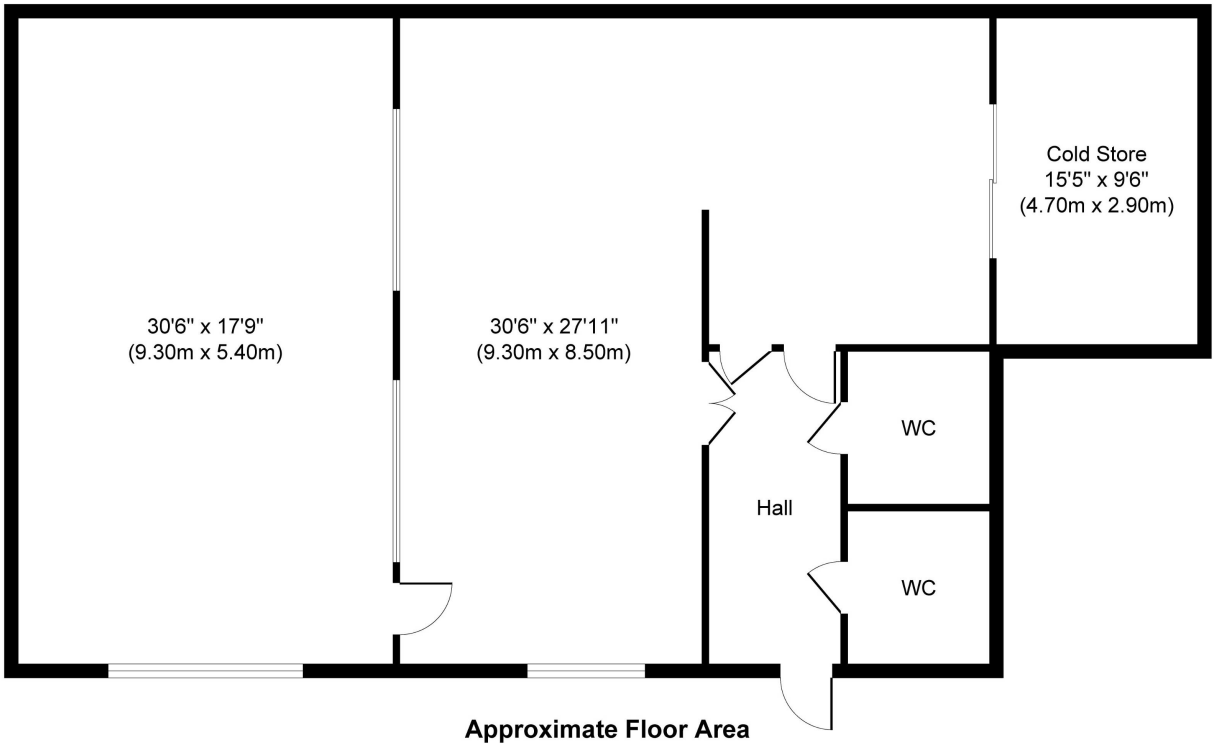




DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Approximate Floor Area
1553 sq. ft
(144.30 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.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.
Copyright V360 Ltd 2026 | www.houseviz.com

DAVID BURR

Telephone 01787 277811 Email clare@davidburr.co.uk

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 mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

PROPERTY POSTCODE: CO10 8PJ.

TENURE: To Let.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 34 mpbs download, up to 5 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.

Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk