

## Summary

A commercial unit with three rooms, kitchenette, w/c and a cellar. Located on Nethergate Street, Clare the unit is in a prime position in this highly popular historic market town.

## Description

This charming commercial property, located on the picturesque Nethergate Street in the heart of Clare, Suffolk, offers a versatile space ideal for various business ventures. The property spans approximately 775 sq.ft. (72 sq.m.) across a ground floor layout, with additional storage space in the basement, covering 171 sq.ft. (15.8 sq.m.). Its prime location on Nethergate Street makes it a fantastic opportunity for businesses seeking a presence in a historic market town known for its foot traffic from both locals and tourists.

The ground floor features multiple rooms that can be adapted to suit various purposes, from office spaces to treatment rooms, as evidenced by the existing layout that includes private rooms with natural light, workstations, and a client reception area. The property has been well maintained, with clean and simple décor throughout, providing a blank canvas

for new occupants.

In addition, there is a convenient kitchen area and a WC, offering practical amenities for staff or clients. The cellar provides valuable additional storage space, making this property as functional as it is welcoming.

Externally, the property has classic Suffolk charm, with a traditional shopfront featuring large display windows that benefit from high visibility on a busy street. Parking is available nearby, adding convenience for staff and visitors.

Whether you're looking to open a retail space, office, or treatment center, this property presents an exciting opportunity to establish your business in Clare's thriving community. With its central location, flexible space, and unique period character, this commercial property is a must-see.

**LOCATION** Clare is a historic market town in the heart of Suffolk, offering an ideal location for business owners seeking a blend of rural charm and accessibility. With a population of approximately 2,000 Clare benefits from a close-knit community while being well-positioned for commerce, just 9 miles from Sudbury and 18 miles from Bury St Edmunds. The town is a hub for both locals and visitors, boasting a mix of independent shops, cafes and historic landmarks like Clare Castle Country Park, making it a draw for tourists and residents alike.

## AGENTS NOTE

Lease Length – TBC

Service Charge – TBC

Ground Rent – TBC

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20

Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains sewage, Mains drainage, Mains electric, Electric Heating

Property Construction – Unknown

Rights and Restrictions – Neighbours have access to both hallways for access to their own property and to access metres.

## Additional Information

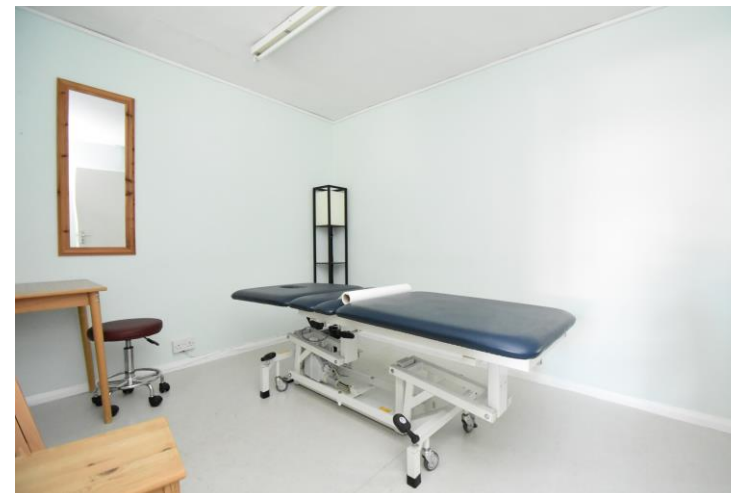
Local Authority – West Suffolk Council

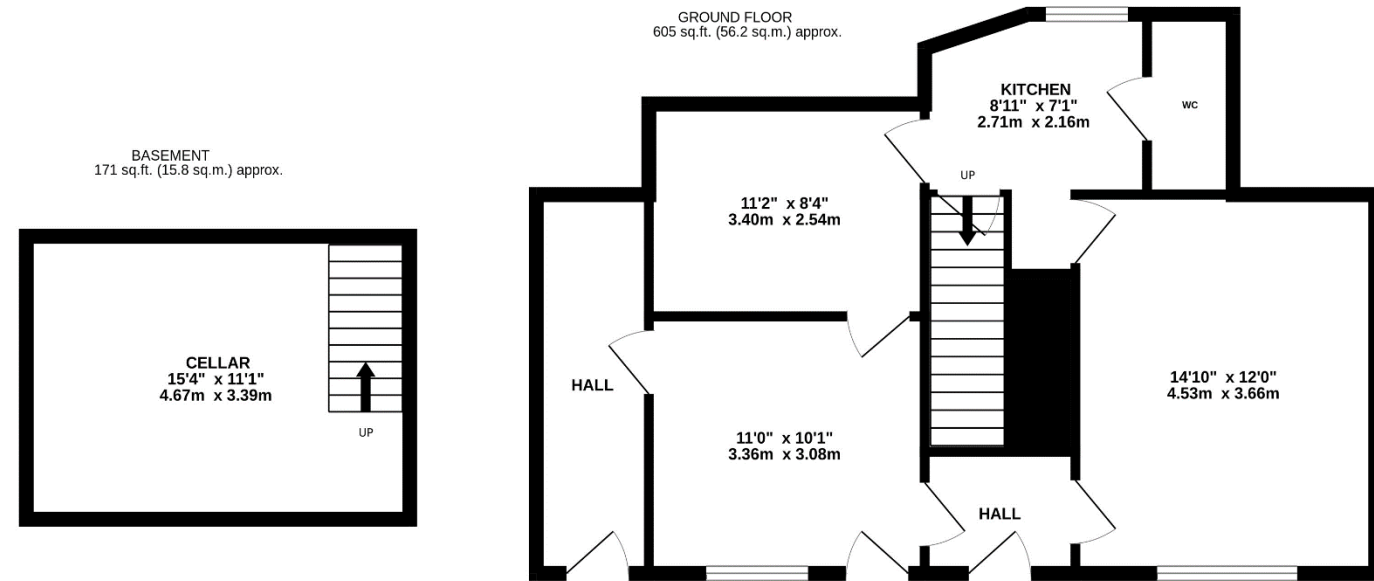
Council Tax Band – TBC

Tenure – Leasehold

Post Code – CO10 8NP

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**

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**Nethergate Street | Clare | CO10 8NP**

**£160,000**

A commercial unit with three rooms, kitchenette, w/c and a cellar. Located on Nethergate Street, Clare the unit is in a prime position in this highly popular historic market town.

- Commercial unit
- Three Rooms
- Kitchenette
- W/C
- Cellar
- Close to local Amenities