



THE COCK INN

3 Callis Street, Clare, Sudbury, CO10 8PX

FREEHOLD: £395,000 | REF: 1456991

KEY HIGHLIGHTS

- Attractive pub in sought-after village
- Open-plan bar with central feature servery
- Adjoining restaurant. Total c.70 covers
- Patio, trade garden & function room
- Well equipped commercial Kitchen
- Garden bar. Energy rating D



DESCRIPTION

The Cock Inn is a Grade II Listed end-of-terrace public house occupying a prominent position within the centre of Clare. The property forms part of an attractive group of historic buildings and is understood to date from the 17th Century, being of timber-framed construction with rendered and painted elevations beneath a pitched clay-tiled roof. The building has been altered and improved over time whilst retaining a number of character features associated with its historic origins.

Arranged over ground and first floors, the property benefits from both front and side access, leading through to the rear trading areas. Externally, there is an enclosed garden and patio seating area together with a separate function room, providing additional customer facilities and event space. Parking is available immediately to the front of the property within the village square; however, these spaces are not designated to the pub.

LOCATION

The property occupies a prominent position in the heart of the historic village of Clare, fronting the B1063 and enjoying an enviable setting opposite the landmark St Peter & St Paul's Church. The surrounding area is renowned for its attractive streetscape, featuring a wealth of characterful period properties and local amenities.

Clare lies close to the Suffolk and Essex border, approximately 8 miles east of Haverhill and 9.5 miles west of the thriving market town of Sudbury. The highly regarded Suffolk wool towns of Long Melford and Lavenham are within easy reach, while the larger centres of Colchester, Bury St Edmunds and Ipswich provide a wider range of commercial, retail and leisure facilities. The University city of Cambridge is approximately 24 miles to the west, with convenient access to the M11 motorway via Junctions 9 and 10.

The area benefits from excellent transport connectivity, with the A11, M11, A120 and A131 providing efficient road links to Cambridge, London, East Anglia and the wider region.

FIXTURES & FITTINGS

To be included in the sale, a full inventory will be made available once a sale is agreed.

TENURE

Freehold.

INTERNAL DETAILS

Access from both the front and rear of the property leads to the principal trading area, which comprises an open-plan lounge bar arranged around a modernised panelled bar servery. The Cock Inn has been extensively renovated and modernised throughout, creating a contemporary trading environment whilst retaining much of its original character. The lounge area features booth seating and an attractive feature fireplace, providing a comfortable and welcoming setting for customers. The trading accommodation can cater for approximately 45 covers.

The former games room has been transformed into a dedicated restaurant area, offering additional dining space beneath an exposed beamed ceiling. The room provides flexibility for restaurant trade, private dining and small functions, with direct access from the kitchen.

The commercial kitchen is fitted to a good standard and incorporates extraction equipment, preparation areas and refrigeration units. An adjoining wash-up area provides additional operational space with access to the rear of the property.

To the rear of the ground floor is a private office together with a non-commercial kitchen serving the owners' accommodation. Separate stairs lead to the first-floor residential accommodation, whilst a door provides direct access to the rear garden.

Customer WC facilities are provided within a modern extension added in recent years.

The property also benefits from a basement beer cellar arranged in two sections, with barrel drop access from the front of the building.

TRADING INFORMATION

The property has historically been let by our client to tenants and as such there are no trading accounts available. The annual rent achieved is in the region £30,000-£35,000 pa.

TRADING HOURS

Please check the website for current opening hours.





EXTERNAL DETAILS

To the rear of the property is an attractive raised decking area leading onto a paved patio terrace with picnic bench seating, overlooking the main trade garden. The generous outdoor space is well suited to seasonal trading and is capable of accommodating in excess of 100 customer covers.

A detached barn provides additional customer facilities and has been utilised as a summer function space, with capacity for approximately 30 covers. The barn also benefits from a dedicated external bar, creating an ideal setting for private events, parties and outdoor entertainment.

Further external storage is provided within a separate store building.

Side gate access leads directly from the front of the property to the rear garden and trading areas, providing convenient customer and staff access.

OWNER'S ACCOMMODATION

To the first floor are four bedrooms, bathroom, lounge with loft space off and a boiler room.

THE OPPORTUNITY

A rare opportunity to acquire a substantially invested village pub in one of Suffolk's most desirable and affluent locations. The property benefits from spacious owner's accommodation and offers scope to further develop and enhance the existing food and beverage operation.

The extensive rear grounds, together with a range of outbuildings, provide additional flexibility and potential for future development, subject to the necessary consents.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £14,500.

REGULATORY

Premises Licence.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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