



Doncaster Road

Langold, Worksop, S81 9QH

The retail unit is offered with vacant possession and is available To Let or For Sale.

8,354 sq ft
(776.11 sq m)

- Retail unit with prominent High Street frontage on a convenience retail parade.
- As well as multiple local operators the location also accommodates multiple national retailers, such as One Stop, and Morrisons.
- The property is offered with vacant possession and is available: To let for a proposed annual rent of £35,000 or For sale with a guide price of £350,000.

- Large yard/Parking and roller shutter loading access to the rear of the property
- Use class E
- Situated on Doncaster Road (A60), with excellent connectivity to the wider region.
- 0.4 miles from Worksop town centre
- 8,354 sq ft (776.08 sq m)

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Summary

Available Size	8,354 sq ft
Rent	£35,000 per annum
Price	Offers from £450,000
Rates Payable	£2.52 per sq ft
Rateable Value	£38,000
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (69)

Description

The Unit occupies a prominent end-of-terrace position on Doncaster Road, constructed with a concrete portal frame complemented by brick infill panels and congregated sheet roofing. The property enjoys double frontage onto Doncaster Road, enhancing its visibility and accessibility. The retail accommodation is all at ground floor, with rear loading access from the rear yard.

Internally, the property comprises large open plan shop front, several storage rooms including CCTV room, staff room and two stock rooms. The property is finished with brick painted walls, carpet tiled, gas heating and Led strip lighting.

The first floor comprises of two storage rooms, offering additional operational flexibility. To the rear, the unit benefits from a dedicated yard area, which accommodates both loading and parking provisions for approximately 10 cars.

Location

The property is situated on Doncaster Road (A60), a key arterial route linking Tickhill to the north with Worksop to the south. Doncaster Road also serves as the main high street in the village of Langold, located within the Bassetlaw District of Nottinghamshire. According to the 2001 census, Langold had a population of 2,472 residents.

Benefiting from excellent transport connectivity, the property enjoys direct access to the A60 and is strategically positioned just 4.4 miles west of the A1(M) and 8.3 miles east of the M1 motorway. The site lies approximately 5 miles north of Worksop, 12.5 miles from Doncaster, and 19.5 miles from Sheffield.

Worksop, often referred to as the "Gateway to the Dukeries," is renowned for its proximity to a collection of historic ducal estates in north Nottinghamshire, including Clumber Park, Welbeck Abbey, Thoresby Hall, and Worksop Manor. As of 2021, the market town had an estimated population of 43,439.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail/Sales	6,643	617.15	Available
1st - Store	909	84.45	Available
1st - Staff	801	74.42	Available



Viewing & Further Information



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