

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

64 Doncaster Road, Langold



£10,000 Per Calendar Year

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Key Features:

- Prominent ground floor retail unit
- Completely refurbished throughout
- New kitchen and WC facilities
- Attractive frontage in a busy village location
- Approximately **700 sq. ft.** overall
- Eligible for **Small Business Rates Relief**

Description:

A prominently positioned ground floor retail shop located in the heart of Langold, benefiting from good passing traffic and free on-street parking, providing excellent convenience for customers.

The property has recently undergone a full refurbishment, offering bright, modern accommodation ideally suited to a variety of retail or service-based uses. Works include complete re-plastering, a new suspended ceiling with inset LED lighting panels, new kitchen and WC facilities, a fitted security alarm system, and a remote-operated roller shutter to the frontage.

This represents an excellent opportunity for a new or growing business to establish itself in a busy and accessible village setting.

Accommodation (approximate):

- **Retail Area:** 42' x 17' (reducing to 13'7")
- **Kitchen:** 11'6" x 6'3"
- **WC:** 11'7" x 5'1"

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.