

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

Ma Larkins Cafe, Langold



£700 Per Calendar month

Ma Larkins Café Langold Worksop

Key Features:

Prominent Parade Location: Situated on a busy commercial parade in the village of Langold, directly adjacent to a mini-supermarket, ensuring high footfall and visibility.

Established Commercial Use: Previously traded as a successful café for many years, offering an ideal layout with a well-proportioned main trading area, separate preparation rooms, and Kitchen.

Convenient Access & Parking: Free on-street parking to the front, plus a secure, gated rear yard providing private access and dedicated rear parking. **Small Business Rates Relief:** Eligible for 100% Small Business Rates Relief (subject to status), minimising initial overheads. **Flexible Lease Terms:** Available on a new Full Repairing and Insuring (FRI) lease, with length and terms open to negotiation.

Formal Accommodation Description Main Café / Trading Area 5.01m x 6.76m (16'5" x 22'2") A well-proportioned, regular-shaped customer seating and service area.

Features a UPVC double-glazed shop frontage and main entrance door, protected by an external electric roller shutter for security. Equipped with two central heating radiators, a fitted serving counter, and a dedicated stainless steel sink unit with mixer tap. Customer WC Fully tiled cloakroom fitted with a low-level WC and wash hand basin.

Kitchen 4.89m x 2.66m (16'0" x 8'8") Commercial preparation space fitted with a central heating radiator and a fitted extraction fan system.

Rear Preparation Room / Storage 8.20m x 2.50m (26'10" x 8'2") generous additional space suitable for food prep, dry storage, or refrigeration equipment.

Provides access to the rear yard.

Staff WC

Exterior Gated rear access yard offering delivery access.
Parking beyond

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.

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