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Prominent Retail Unit To Let/For Sale



8,534 sqft (776.08 sqm) retail unit, Doncaster Road,
Langold, Worksop, S81 9QH

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Summary

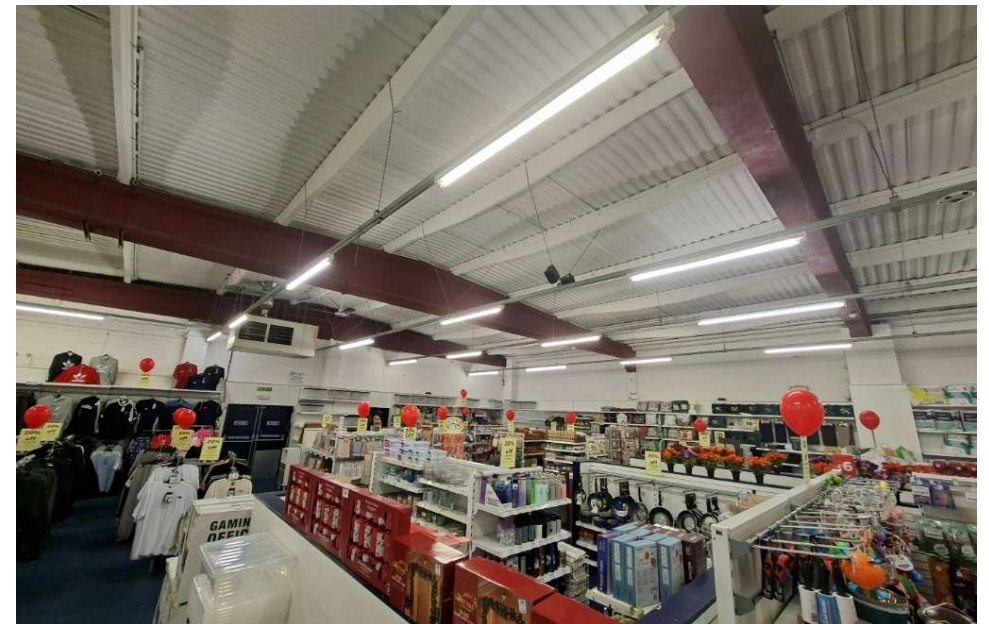
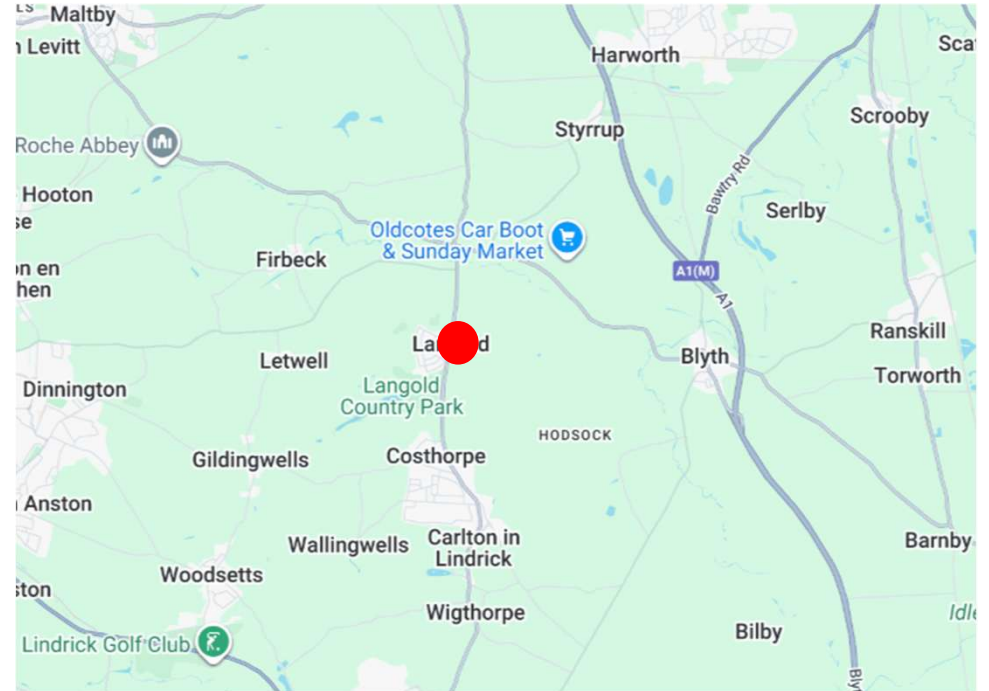
- Retail unit with prominent High Street frontage on a convenience retail parade.
- 0.4 Miles from Worksop town centre
- 8,354 sq ft (776.08 sq m)
- Use class E
- Situated on Doncaster Road (A60), with excellent connectivity to the wider region.
- Large yard/Parking and roller shutter loading access to the rear of the property
- To Let / For Sale
- Aswell as multiple local operators the location also accommodates multiple national retailers, such as One Stop, and Morrisons.

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.



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.



Accommodation

The accommodation has been measured on a Net internal area basis, the approximate areas comprise:

Floor/Unit	Use	Sq M	Sq Ft
Ground Floor	Retail/Sales	617.16	6,643
First Floor	Store	84.48	909
First Floor	Staff	74.44	801
Total		776.08	8,354



Further information

Lease Summary

The property is currently occupied on a temporary basis by The Original Factory Shop Limited who are subject to a CVA. The property is available with vacant possession.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items

EPC

Address	Rating	Expiry
Former The Original Factory Shop premises, Doncaster Road, Langold, Worksop S81 9QH	C (69)	August 2035

Tenure

The property is held on a freehold basis.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Proposal (Subject to Contract)

The property is offered with vacant possession and is available:

To let for a proposed annual rent of £45,000 reflecting only £5.38psf

or

For sale. £450,000 reflecting only £53.87psf

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). It is assumed the property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

Contact us

Viewings strictly by appointment only, to arrange a viewing, please contact:

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