MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

103 Doncaster Road, Langold



•Prime Location, High Visibility Shop Front on a Busy Thoroughfare
•Mixed Use Asset Includes a Ground Floor Retail Unit and Two Self Contained Flats
•Excellent Local Parking Nearby, Plus Private Rear Access and Hard Standing Via Cemetery Road
• Includes a large Outbuilding at the Rear (requiring Some Attention) which Offers Scope For Storage, a Worksop or Further Development

This versatile property occupies a prime position on the main arterial road through the village of Langold. Formerly the local post office, this commercial property offers a robust investment opportunity, the property includes a ground floor retail shop and two self-contained flats with tenants in situ. Situated among a healthy mix of established businesses and residential homes. Whether you are an investor looking to a multi-stream income or an owner occupier looking to run a business while letting out the residential units, this offers significant potential.

£ 175,000

Tel: 01909 479977 **Fax:** 01909 479966 **E-mail:** info@mellorandbeer.co.uk **Web:** www.mellorandbeer.co.uk

103 Doncaster Road, Langold, S81 9QH

Accommodation Details

Retail Shop (Ground Floor)

The rental space (approx. 25.5sqm) feature a wide 18’7’’ x 1’8’’ shop floor with a large glazed frontage. It is supported by a private kitchen (6’10’’ x 5’6’’) and WC facilities.

Annual Rent £5700 per annum, 3 year lease from July 2026

The most recent use has been as a clothes shop; the unit may suit a number of different uses. Prospective buyers/occupiers are encouraged to make their own enquiries with regard to planning and usage etc.



Flat One (Ground Floor)

A self-contained flat (approx. 28sqm) comprising an entrance hallway and open plan living kitchen. A self-contained one-bedroom dwelling with uPVC double glazing and gas central heating. Kitchen: 9’7” x 8’10” (2.92m x 2.69m) – Includes a range of fitted units, oven, and hob. Bedroom/Lounge: 14’2” x 11’2” (4.32m x 3.40m) and Shower Room

Current market rent - £475 pcm, from September 2026



Flat 2 (first floor)

A larger residential unit (approx. 47 sqm) featuring a 14’8’’ x 14’7’’ living kitchen with integrated oven, hob and extractor. It includes two bedroom (11’7’’ x 8’8’’ and 9’4’’ x 7’10’’) and a separate shower room.

Current market rent - £525 pcm, from September 2026



External feature

The property benefits from a rear access via Cemetery Road/Grosvenor Road, a gated yard with patio area. Large outbuilding approx. 50’ x 10’ (15.24m x 3.05m). While this requires some attention, it provides excellent potential for workshops or storage, which once refurbished would provide an opportunity for further rental income or a useful ancillary space to support the retail unit.

Viewing information

To respect the privacy and convenience of the current tenants, we kindly request that all interested parties provide proof of funding before an appointment is confirmed. This ensures a professional and efficient process for all parties involved.

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.

Theses paticulars, 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.

M373 Printed by Ravensworth Digital 0191 2303553