

**barnsdales™**  
GROUP

**Leisure, Office, Retail To  
Let**

£20,000 per annum  
1,944 sq ft

**5 Cleveland St, Doncaster,  
DN1 3EH**

Office/ Retail/ Leisure opportunity  
- TO LET

- City Centre
- Established popular area
- Thriving businesses nearby
- Heavy footfall
- Dense residential/ commercial area

[www.barnsdales.co.uk](http://www.barnsdales.co.uk)



## 5 Cleveland St, Doncaster, DN1 3EH

### Summary

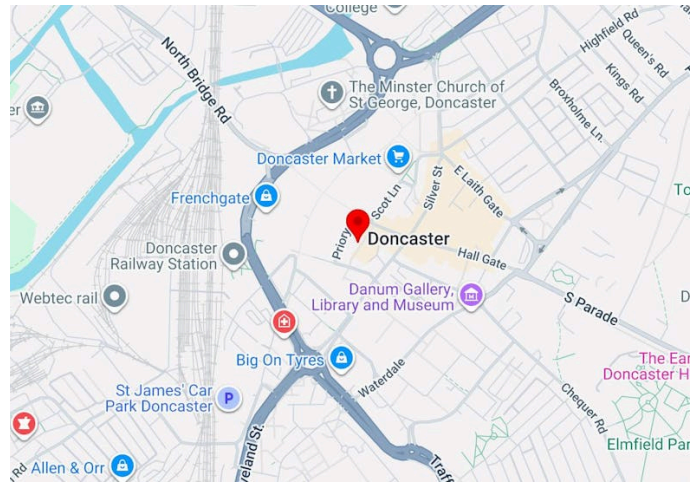
- Rent: £20,000 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

### Further information

- [View details on our website](#)

### Contact & Viewings

James Humphreys  
07944 938 254  
james.humphreys@barnsdales.co.uk



### Description

Centrally located retail/ offices unit available for immediate occupation. Most recent occupier fitted the unit out to form office and meeting rooms to the ground and upper floors in line with a recruitment business therefore lends itself to this style of continued use yet easily adapted to other retail or leisure use in line with the nearby local occupiers.

### Location

5 Cleveland Street is in Doncaster town centre on a mixed commercial street with shops, offices, and services nearby. The property sits just off key local routes including the A630 and connects directly to streets like High Street, Hall Gate, and Silver Street, giving quick access across the town. Doncaster railway station is around a short walk (approx. 0.2 miles), making the location highly accessible for travel and commuting.

### Terms

All terms to be discussed on application. Flexible terms on a 3 or 5 year lease will be made available on an FRI basis.

### VAT

VAT will be applicable



### Services

Parties to make their own enquiries however all service are assumed to be present

### Legal fees

Each party to bear their own costs

### Rent

£20,000 per annum

### Viewings

James Humphreys (Surveyor)  
DD : 01302 304 430  
T : 07944 938 254  
E: james.humphreys@barnsdales.co.uk

