



LWE

Commercial Property Advisers

TO LET

RETAIL UNITS

**York House, Cleveland Street
Doncaster, DN1 3EM**



**ESTABLISHED RETAIL
AREA**



**ADJACENT THE
WATERDALE**



IMMEDIATELY AVAILABLE



OPEN A1 CONSENT

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

York House is situated in Doncaster town centre on the corner of Cleveland Street and Young Street, in a secondary retail position adjacent the Waterdale and opposite the Colonnades Shopping Precinct.

Description

The properties have prominent positions that provide good frontage onto Young Street and Cleveland Street. The building is of red brick construction with fully glazed shop fronts.

The building comprises a number of units of various sizes.

Accommodation

The property provides five retail units fronting Cleveland Street and Young Street. Please see schedule below.

Rents

Rents are shown in the schedule of units below. All rents are exclusive of all other outgoings.

Terms

The unit is available on a new lease for a term in multiples of 5 years on an internal repairing basis.

Costs

Each party will be required to meet their own legal and professional costs incurred in this transaction.

Planning

The property currently benefits from A1 retail consent under the Use Classes Order 1987. Further enquiries regarding use class should be made to the letting agent.

Rates

The rateable values for the units are currently under assessment. For further details on rates please contact the letting agent.

VAT

VAT is payable on the rental and other related transactions.

<u>Unit</u>	<u>Floor</u>	<u>M sq</u>	<u>Sq ft</u>	<u>Total Rent per annum exclusive</u>
23 Cleveland Street	Ground Basement	21.99 66.56	236 716.47	£6,000
23a Cleveland Street	Ground	58.9	634	£13,000
3 Young Street	Ground Basement	45.13 184	485 1,975	£9,000
5 Young Street	Ground	47.27	508	£9,000
5a Young Street	Ground	34.31	370	£6,000

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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