



10 Cleveland Street, Doncaster, DN1 3EF

Development



- City Centre location
- Available with vacant possession
- Previous home to ladies fashion retailer
- Ground Floor 125 m2 (1,344 ft2)
- First Floor 168 m2 (1,802 ft2)
- Deceptively spacious
- Attractively presented
- Development potential subject to planning
- Viewing recommended

For Sale £160,000

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Location

Located on Cleveland Street, a short walk to Wood Street, Silver Street, High street, City centre and further local amenities.

Doncaster is located in South Yorkshire approximately 20 miles to the north of Sheffield in the county of South Yorkshire with a population of Circa 300,000 and approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The City has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

Business Rates

The Rateable Value (RV) in the 2023 list is £13,750. This information was obtained from an inspection of the VOA website in August 2024. **The RV is NOT the rates you pay. For further information see: <https://www.gov.uk/calculate-your-business-rates>**

Small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Description & Accommodation

A deceptively spacious unit which is larger on the first floor than the ground. **See plans below.**

The property was previously the home of Tiffany, an independent ladies fashion retailer who delivered an unrivalled luxury service, gaining the reputation as the destination of choice for fashion lovers in Yorkshire for over 35 years.

The ground floor comprises an extensive attractive showroom with recessed entrance door, giving an enhanced display area with timber effect flooring suspended ceiling and air conditioning. A customer staircase in the showroom leads to a further extensive show room which again is very well presented and benefits from carpet, spot and fluorescent lighting, air conditioning. A second rear staircase leads to the first-floor rear which comprises a work room/office, store, kitchen and toilet.

Potential

The property is available for immediate occupation. Alternatively, the property is a prime contender for development into flats for which provisional plans have been drafted. Subject to consent / planning.

Note : part of the 1st floor is leasehold

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 72 putting it in band C. A copy of the certificate and recommendations report is available on request. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

Privacy Policy

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Viewing

For viewings & further information, contact Craven Wildsmith on **01302 36 86 86**.

Email: laura.h@cravenwildsmith.co.uk

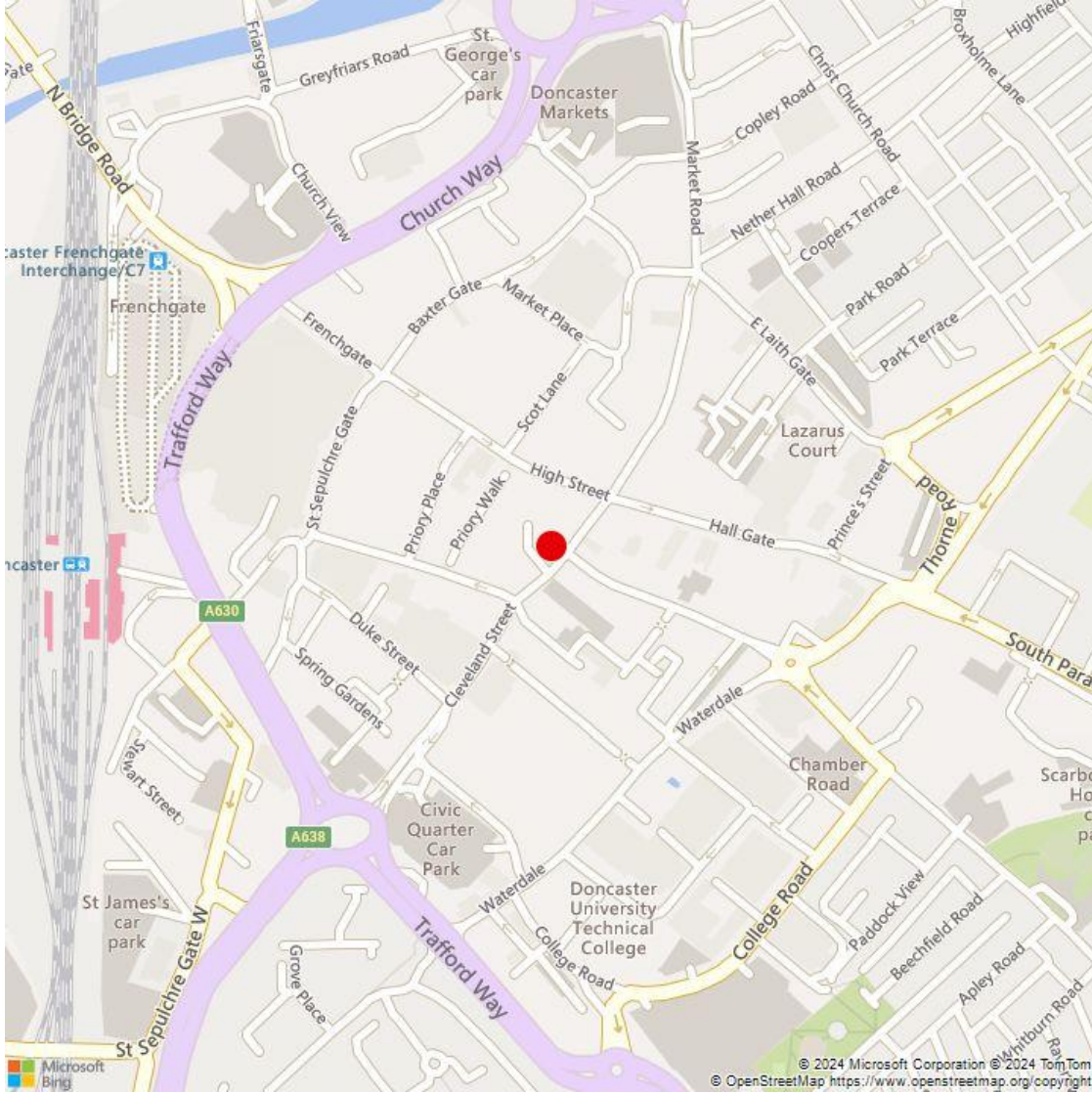
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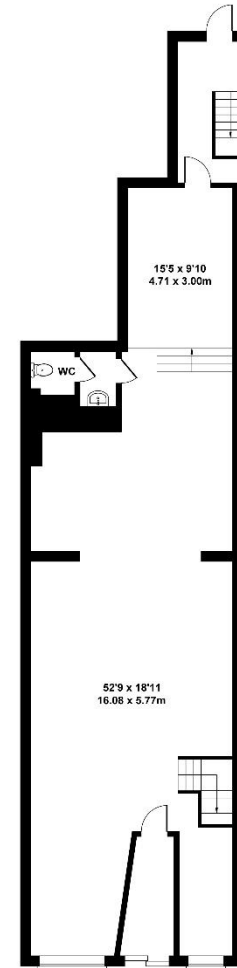


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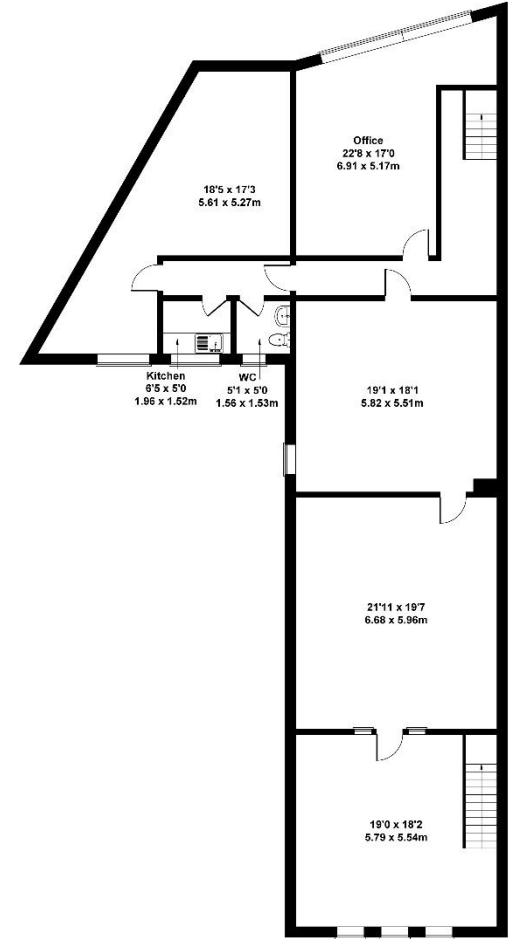


10 Cleveland Street

Approximate Gross Internal Area
3358 sq ft - 312 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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