



83-84 Spring Gardens, Doncaster, DN1 3DJ

Retail



- Double fronted unit 273 m2 (2,935 ft2)
- Ground floor retail / workshop area
- Roller shutter door
- Upstairs storage
- Great location near to Frenchgate and the Railway Station
- Excellent visibility from Cleveland Street Roundabout
- Incentives available

To Let £16,000 pa
laura.h@cravenwildsmith.co.uk



Location

The property is an excellent location at 83-84 Spring Gardens, a short walk across from the recently redeveloped Doncaster Station for £7 million and Doncaster's Gateway One, a £32m development as well as the popular French gate Shopping Centre. The property has strong visibility from the Cleveland Street roundabout, and there is public car parking available on the neighbouring plot, where Spring Gardens acts as a pedestrian pathway through to the city centre.

Business Rates

The Rateable Value (RV) in the 2026 list is £8,400. This information was obtained from an inspection of the VOA website in January 2026. The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates> 100% small business rates relief may be available on this property.

Description & Accommodation

The property is a double fronted commercial unit with upper floors totalling 272 m2 (2,935 ft2).

The property comprises ground floor workshop / retailing space with kitchen and wc, 138 m2 (1,487 ft2) and storage space to the upper floors 134 m2 (1,448 ft2) with wc.

The property is available as seen and rent free incentives are available.

Note: the photographs were provided by the Landlord.

Tenure Comments

The property is available by way of a new 3-year lease or longer. The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts.

Rental Deposit

A rental deposit and / or additional security such as a guarantor may be required.

Set up fees

The ingoing tenant to be responsible for all setting up fees incurred within this transaction.

Viewing

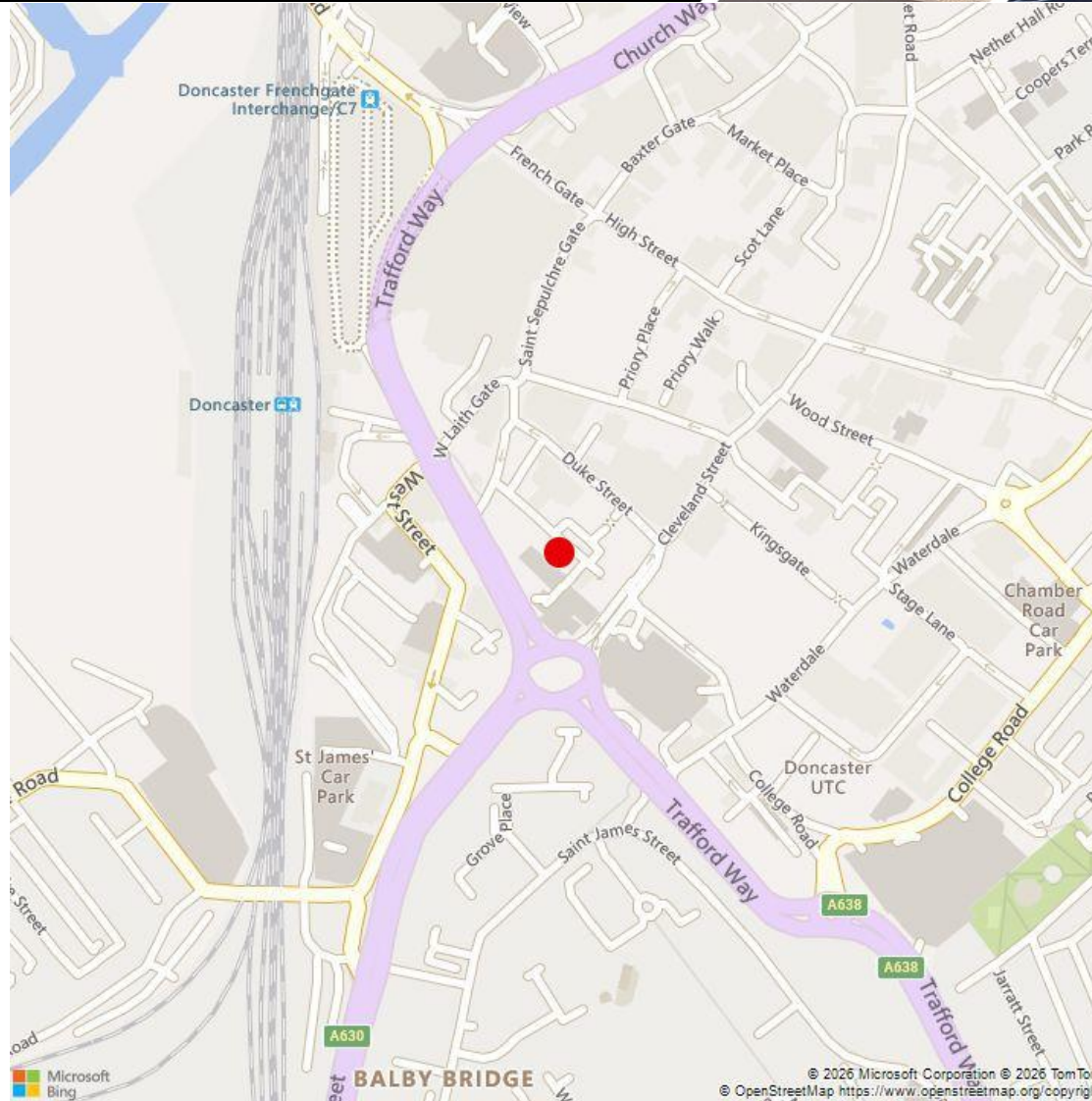
For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
Email: laura.h@cravenwildsmith.co.uk
Search online www.cravenwildsmith.co.uk



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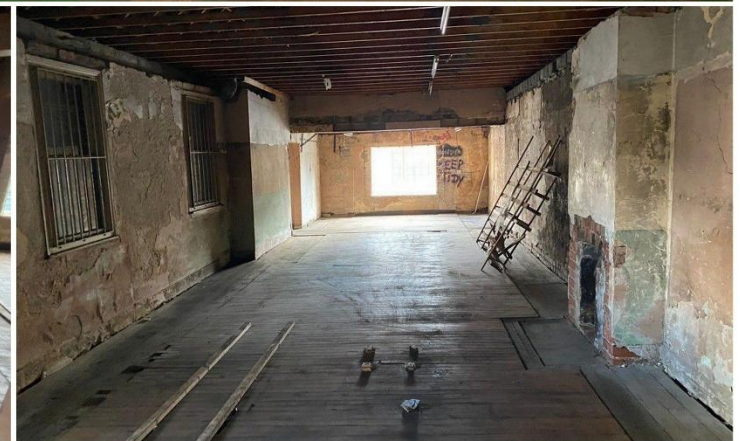
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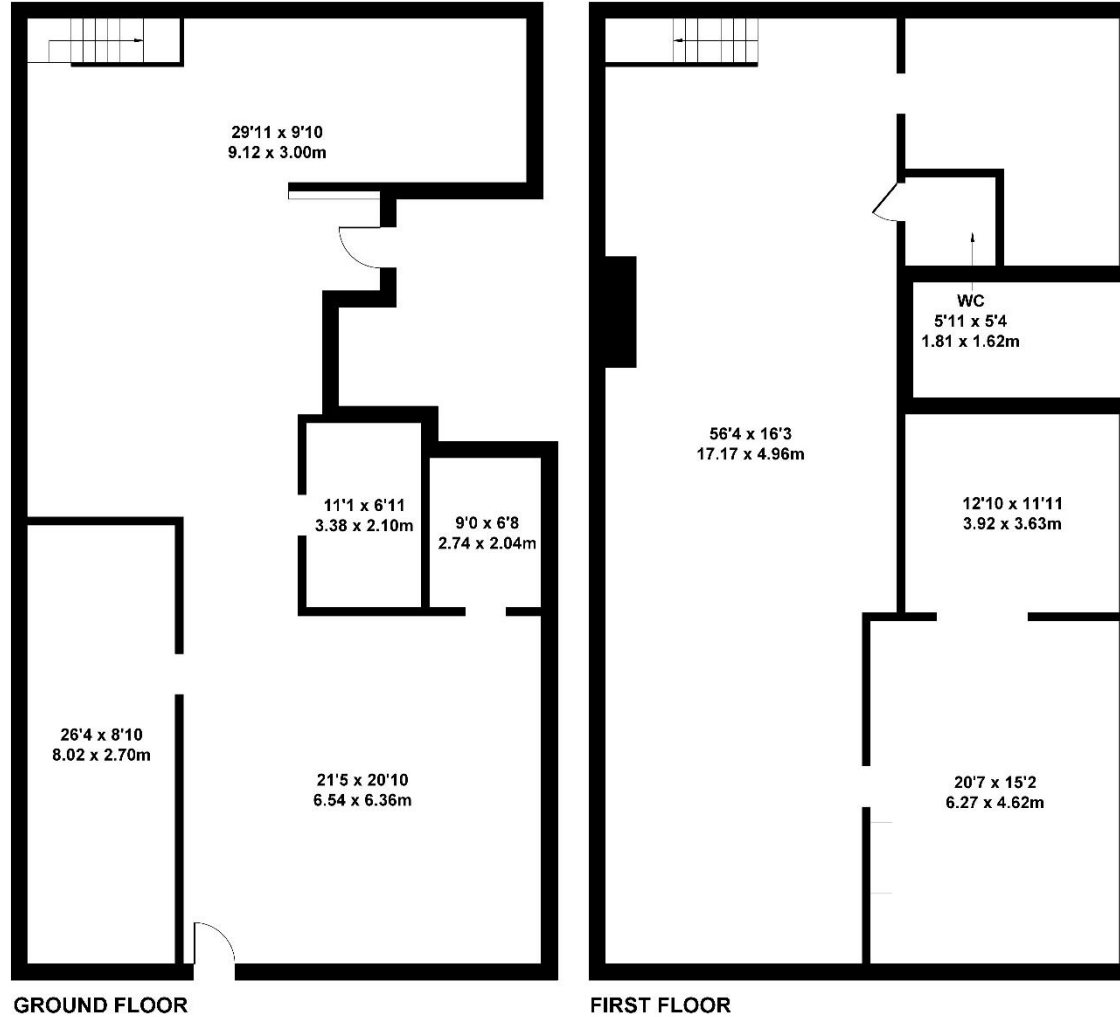


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Not to Scale. Produced by The Plan Portal 2026
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Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 91 putting it in band D. 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.**

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from

www.leasingbusinesspremises.co.uk

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

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4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.