

THE CITY OF DONCASTER

Retail & Leisure



THE PERFECT LOCATION TO INVEST, LIVE & VISIT

Doncaster has so much to be proud of and the varied attractions that make up the visitor economy are a source of great civic pride.



Doncaster has earned a prominent reputation as a vibrant centre for shopping and leisure activities. It features a unique combination of well-known retail stores, shopping complexes, artisan shops and a bustling market.

Additionally, the city offers a wide array of attractions, including museums and galleries, castles, stately homes, theatres, cinemas, world-class sporting venues, the award winning Yorkshire Wildlife Park, and of course is home to the oldest Classic horse race, the St Leger Stakes.

Doncaster is also proud of its wide variety of restaurants, cafes and takeaways to complement the retail and visitor economy experience, taking you on a journey of discovery with foods from around the world. Combining a shopping trip with cultural and leisure activities is growing in popularity, and Doncaster is able to take advantage of this trend with its lively nightlife scene, great places to stay and outstanding cultural & leisure attractions.

DONCASTER: THE PLACE TO BE

From a multi award-winning market to established retail outlets and vibrant visitor economy.



Doncaster is so easily accessible and has such great support networks that it was a perfect foundation for us to build Enigma Rooms on.

Nick Granger, Owner, Enigma Rooms & Viking Axe Throwing Doncaster

With millions of day-visitors, tourism is a significant contributor to Doncaster's economy with arts, events, sport, culture and heritage being key drivers of investment and growth.

Doncaster proudly hosts a spectrum of events all year round, from Armed Forces Day and Steampunk spectacles, to the vibrant celebrations of Doncaster Pride and live music events. This variety of activity helps contribute to strong footfall during every season.

The combination of Doncaster's strong retail tradition and thriving visitor economy provides outstanding opportunities for investors who want to play a part in shaping the development of Doncaster's retail and leisure offer.

OUTSTANDING CONNECTIVITY

The City of Doncaster's multi-modal transport connectivity offers excellent access to major conurbations, coastal ports and other parts of the UK and beyond, linking east to west and north to south.

This is the perfect location as it has excellent motorway links and moving our distribution centre to Doncaster has been a very positive experience.

Alex Simpkin, Supply Chain Manager, The Range



Road

At the heart of the UK's motorway network with superb connections to the A1, M18 and M180, with links to the M1 and M62; over 6 million people live within a 45-minute drive of Doncaster.

Air

The City of Doncaster Council has signed a 125-year lease that will help to ensure the future of the airport site with an ambition to return planes to the skies from the city.

Seven airports including East Midlands Airport and Manchester Airport are within two hours' drive of Doncaster.

Sea

50 minutes from the Humber Ports, the UK's largest port complex.

Rail

- Fantastic connectivity to and from all major UK cities
- 104 UK rail stations directly served from Doncaster

An average of 67 trains travel every day to and from London, the Azuma trains make the journey in just 87 minutes.

Rail passenger journey times to Doncaster	
York	20 mins
Sheffield	22 mins
Leeds	30 mins
Manchester	80 mins
Newcastle	83 mins
London Kings Cross	87 mins
Birmingham	88 mins
Edinburgh	178 mins

Drive times to Doncaster	
Sheffield	40 mins
York	1 hr
Leeds	1hr 5 mins
Birmingham	1hr 45 mins
Manchester	2hrs
Newcastle	2hrs 30 mins
London	3hrs 30 mins
Edinburgh	4hrs 45 mins

POPULATION

Doncaster is the second largest settlement in South Yorkshire; the 15th largest in terms of population in the UK (outside of London).

Doncaster has a population of 308,700 living within the City boundary. Yorkshire & Humber has a population of 5,482,500.

City of Doncaster 308,700.



South Yorkshire 1,374,800.



UK 67,957,382.



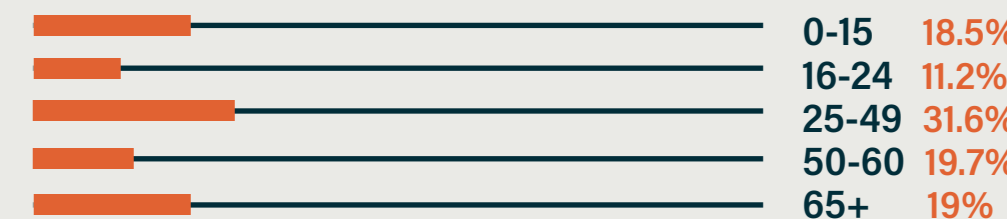
Location and Catchment

- Doncaster continues to achieve record breaking investment levels of over £525m in the last 3 years (2020-23) creating almost 4,000 jobs
- Better than the national average for housing affordability: ratio of 5.87 against a national average of 9.82
- 78.4% of working age population are economically active

Doncaster



Yorkshire & Humber



England



GREAT ADVANTAGES

There are many reasons why businesses invest in Doncaster. Here are just some of our key features...



The City Centre records footfall of over 14 million annually



Frenchgate is a two storey shopping centre comprising 800,000 sqft and over 120 retailers



Doncaster has developed a well-earned reputation as a shopping destination, with its unique mix of high street stores, indoor shopping centres, artisan shops, market stalls and out of town retail parks



>6,500 car parking spaces across the City Centre



Bus and train interchange welcomes 20,000 commuters daily



A thriving international restaurant zone, bustling with cuisine from around the world

INVESTING IN DONCASTER

Transforming our City Centre Retail,
Leisure and Cultural offer...



Over £20m Towns Deal funding
will see the delivery of a new
5 storey office development
completed by 2026



From a multi award-winning
market to established retail
outlets, Doncaster continues
to be a strong retail destination
weathering the storm affecting
UK high streets



The Grade II listed
Wool Market building
has been repurposed as
an international food
destination along with
Doncaster's famous
fish & meat market

The Civic and Cultural Quarter based
University Technical College (UTC)
is home to 700 students with a second UTC
planned to open in September 2026



With support from the Levelling Up Fund, the Corn Exchange
is being renovated to create brand new commercial spaces
allowing businesses to try out new ideas

With plenty of future development
opportunities for retail, leisure and
hospitality is Doncaster your
next location?

GETTING HERE

With a choice of retail and leisure outlets to suit every occasion and budget, Doncaster is the perfect destination to attract visitors from near and far.

Visitors will enjoy easy access to Doncaster by bus and train to maximise the time spent in the city.

By Train: Doncaster is well-connected by train, with the station situated in the heart of the city.

By Car: For those visitors preferring to drive, Doncaster is easily accessible from major motorways including the M1, M18 and A1(M).



CIVIC & CULTURAL QUARTER

Over a period of ten years, Doncaster has seen the development of the Civic and Cultural Quarter which is now proudly home to the City of Doncaster Council Civic Office, Cast theatre, Danum Gallery, Library and Museum (DGLAM), Savoy Cinema and Mayfair Pub and Kitchen.



ALL ABOUT CULTURE

DGLAM opened its doors in 2021, proudly featuring the original façade of the historic Doncaster Girls High School. Its vast collection of artefacts reveal the story of Doncaster's past alongside its Rail Heritage Centre, Library Art Gallery and cafe. This city centre jewel contributed to attracting over 170,000 visitors in the financial year 2023/24.

Cast theatre celebrated its tenth birthday in 2023 and has made a significant impact on the Square hosting local and national touring performances, with an estimated footfall of 125,000 last financial year. Neighbours, Savoy Cinema have enjoyed a strong start since opening in 2021, now attracting over 150,000 visitors per annum.

Sir Nigel Gresley Square accommodates up to 12,000 people at any one time and plays host to various outdoor events including the popular annual DN1 Live music festival.



OPPORTUNITIES

It's an ideal time to be considering locating your hospitality, retail or office based business in Doncaster.



Location and Opportunity

- Prime location for development
- Linking CCQ to the City Centre
- Office, residential and retail opportunities



A BRAND NEW LEISURE OFFER



St James' Baths

St James' Baths

St James' Baths located next to the CCQ is one of Doncaster's most iconic buildings. After many years of standing empty, work has commenced to redevelop the building to reopen the baths and create an aparthotel, restaurant and cafe and a first floor balcony to be used as an art gallery and exhibition area. Works are due for completion Autumn 2025.

A place to work, live & enjoy

Named after the legendary locomotive engineer Sir Nigel Gresley who designed the creation of world famous locomotives like Mallard and Flying Scotsman in Doncaster, Sir Nigel Gresley Square was designed to be an architecturally

appealing square featuring quality seating, designer lighting and water fountains. Central to the square is a stunning eight metre high sculpture, called Danum designed by landscape architects Whitelaw Turkington. In 2020, a 10 metre wide stone frieze from the former Doncaster Gaumont Cinema was relocated to the Square.

CCQ

Of the five restaurant units connected to the six screen Savoy Cinema in Sir Nigel Gresley Square, two remain available for occupation.

Mayfair Pub and Kitchen successfully opened their doors in February 2024 and Unit 3 will shortly be open for business. Units range from 3,000 sqft to 3,800 sqft and each feature an extensive dedicated outdoor seating area.

WATERDALE



Library Demolition

Demolition of the former library is underway to create a brand new area with extended high quality public realm. The regeneration project will also improve connections from the CCQ to the Transport Interchange.

Regeneration

Through the demolition of Central Library and the improvements to Copley House, the opportunities within Waterdale will be increased. Currently home to several businesses from cafes and restaurants to retailers and office based services and with new projects in the pipeline, could Waterdale be the area for your business?

Copley House

The former Council office known as Copley House is located opposite Sir Nigel Gresley Square and adjacent to the former library. With renovation plans also due to commence during 2024, the entire area of the Civic and Cultural Quarter will enjoy significant improvements.



SO MUCH TO SEE AND DO

Doncaster is the newest city in the North of England offering first class amenities, surrounded by open free spaces and beautiful countryside to explore.

Doncaster has a lot to be proud of, from its racing calendar including the classic St Leger Festival, its rich railway heritage and wealth of Georgian and Regency architecture through to the UK's No.1 walk through Wildlife Park Adventure.



A
3 bed semi
from only
161k

Every type of accommodation is readily available from large detached houses and picturesque cottages, to modern estates and cosmopolitan apartments.

But that's not all, house prices in Doncaster represent excellent value for money and deliver a great return on investment when comparing like for like with other areas in the UK.

COUNT ON US

Expect excellent business support...



Business Doncaster is the first point of contact for any business looking to locate in Doncaster and for businesses already here.

The breadth and depth of our bespoke business support offer, and the strength of the relationships between our partner organisations and businesses, is a real source of pride. It exemplifies the commitment of our businesses towards the aim of making Doncaster the best place to do business.

We have a passionate and knowledgeable investment team. Whether you are seeking assistance with property search or support with recruitment, help is at hand.

For further information contact:
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For further information contact:

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City of Doncaster

The place to invest, grow and thrive

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All statistics & information contained within this document are accurate as of September 2024

businessdoncaster.co.uk



City of
Doncaster
Council

