



**10 - 10A Wood Street, Manchester
M24 5TF**

£1,400 Per Calendar Month

Hyde Estates present this double fronted, ground floor unit, formerly a Lloyds TSB Bank. Ideally positioned on an established shopping parade on Wood Street in Middleton Town Centre. Spanning approx. 1,439 SQ FT of versatile commercial space.



Description

Formerly occupied by Lloyds TSB Bank, the unit's layout remains unchanged and is finished to a high standard. Entry is gained via a vestibule with sliding doors leading into a functional foyer featuring existing teller barriers. Beyond the secure internal entrance, the versatile space comprises several private office suites, meeting rooms, a kitchen, and staff toilets. The rear open-plan area includes a walk-in safe, providing added security for specialized use. While currently configured for banking, the layout is highly adaptable to suit a variety of commercial needs, subject to the necessary landlord and planning consents.

The property is situated within a well-established commercial pocket, characterized by a diverse mix of retail, dining, and leisure. The area is anchored by the Middleton Shopping Centre and Middleton Arena, benefiting from the proximity of recognized names such as Tesco, Farmfoods, and McDonald's. This combination of national multiples and local independents creates a stable and diverse trading environment.

Location: situated on Wood Street a continuation of Long Street, with easy access to Oldham Road A669, Manchester New Road A664, M60 motorway network, and public transport links include Middleton bus station and Mills Hill train Station on Oldham Road.

Use class: E/ Bank and Premises

EPC: D

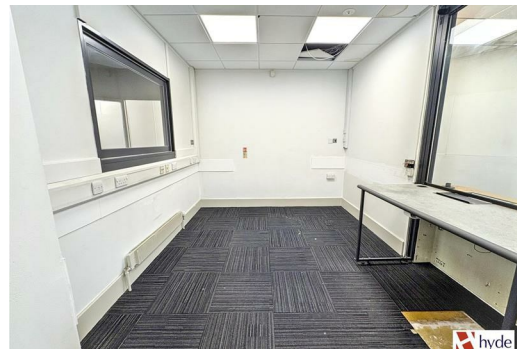
Approx internal floor area: 133.7 SQ M (1439.13 SQ FT)

Terms: by negotiation

Business rates: all parties should make their own enquiries as to the business rates with Rochdale Borough Council on, 01706 926170, business.rates@rochdale.gov.uk.

Legal costs: each party to bear their own legal costs

Viewings: contact Hyde Estate & Letting Agents on 0161 773 4583.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(28-54) E			(28-54) E		
(21-26) F			(21-26) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

