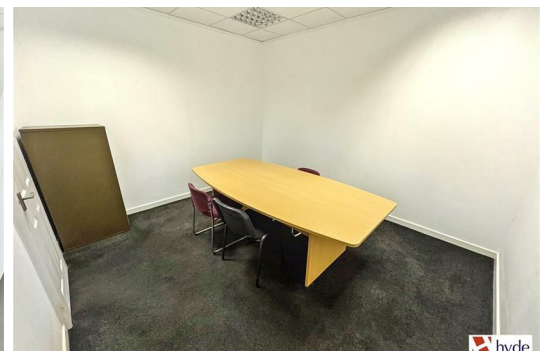




**10B Wood Street, Middleton
Manchester M24 5TF**

£950 Per Calendar Month

Hyde Estates present this modern ground-floor retail unit formerly trading as a funeral office. Perfectly positioned on an established shopping parade on Wood Street in Middleton Town Centre. Approx 1126.98 SQ FT.



Description

The property boasts a shop front with double doors and a large window for exceptional roadside visibility. Leading into a bright carpeted retail area finished with a suspended ceiling and inset lighting. The versatile layout includes two generous office suites, while the rear of the property features a kitchen/break room, WC facilities, and storage. Enhanced by front electric security shutters, and rear security grilles, this professional space is finished to a good standard and is ideally suited for a wide variety of commercial uses.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring the Middleton Shopping Centre, Middleton Arena and well-known brands such as, Tesco, Farmfoods, William Hill, McDonald's together with a multitude of independents ensuring a thriving commercial 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 Midleton bus station and Mills Hill train Station on Oldham Road.

Use class: E

EPC: C

Approx internal floor area: 104.7 SQ M (1126.98 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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	
(21-27) F		(21-27) 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