



BENSON'S

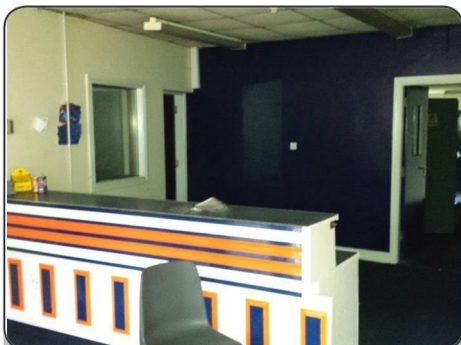
ESTATE AGENTS, FARM SALES, AUCTIONEERS & PROPERTY CONSULTANTS

Offers around
£75,000



71 Spencer Road, Londonderry, BT47 6AE

- Prominent Retail/Office Unit
- Fronts on to the busy Spencer Road
- Immediate occupation
- Ground Floor extending to approx. 1,000 sq ft
- First floor with separate access



www.rbensonandson.com • 9 Dunmore Street Coleraine • T. 028 703 43677/21133

Two Storey Commercial Premises situated in a prominent location in the City Centre

Ground Floor - Main Shop Floor/Reception:

23'4 x 14'8 (7.11m x 4.47m)

With counter.

Office 1:

17'7 x 9'0 (5.36m x 2.74m)

WC facilities:

12'8 x 9'9 (3.86m x 2.97m)

Store:

9'6 x 3'9 (2.90m x 1.14m)

Back Office:

24'1 x 9'10 (7.34m x 3.00m)

Strong Room:

12'9 x 7'4 (3.89m x 2.24m)

Kitchen:

10'8 x 8'7 (3.25m x 2.62m)

First Floor - With separate access:

Landing:

With 2 separate WCs.

Store:

6'11 x 3'9 (2.11m x 1.14m)

Room 1:

15'8 x 11'1 (4.78m x 3.38m)

Room 2:

11'7 x 11'3 (3.53m x 3.43m)

Room 3:

7'11 x 7'0 (2.41m x 2.13m)

Room 4:

10'8 x 7'10 (3.25m x 2.39m)

Agent: *R. Benson & Son*
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