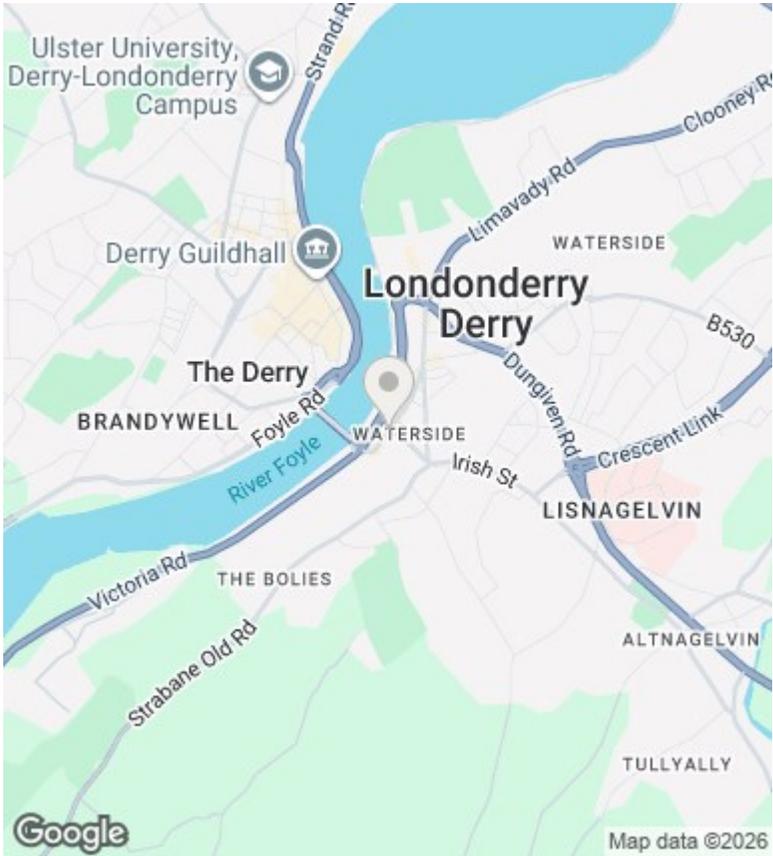




## 61a Spencer Road, L/Derry, BT47 6AA

**£1,800 Per Month**

- Retail / Office
- Busy Road Location
- Excellent frontage
- His nd her toilets
- Kitchen
- Storage



Directions

Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	