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12 Monaghan Street  
, Newry, BT35 6AA

£900



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# 12 Monaghan Street, Newry, BT35 6AA

We are delighted to present this well-positioned commercial unit located on the ever-popular Monaghan Street in Newry, an area known for its high footfall and vibrant mix of established businesses.

This versatile premises comprises an inviting entrance hall leading into a bright and spacious reception area, ideal for welcoming clients or customers. The unit also benefits from two separate, fully enclosed rooms that can be used as private offices, treatment rooms, consultation spaces, or for a variety of other professional or commercial purposes. In addition, the property includes a shower room and a separate W/C, providing added convenience for staff and visitors alike.

With a flexible internal layout and neutral finishes throughout, this unit offers excellent potential for a wide range of uses. Whether you're an entrepreneur launching a new venture or an established business seeking to upgrade to a more prominent and accessible location, this property presents a fantastic opportunity to grow in one of Newry's most sought-after commercial areas.

Rates to be paid by the tenant.



**Reception Area**  
7'10" x 9'10" (2.4 x 3)  
Laminate Wood flooring throughout the Unit

**Hallway**  
20'8" x 3'3" (6.3 x 1)

**Room 1**  
8'10" x 6'6" (2.7 x 2.0)

**Room 2**  
8'10" x 6'6" (2.7 x 2)

**W/c**  
6'6" x 3'3" (2 x 1)  
Pedestal wash hand basin

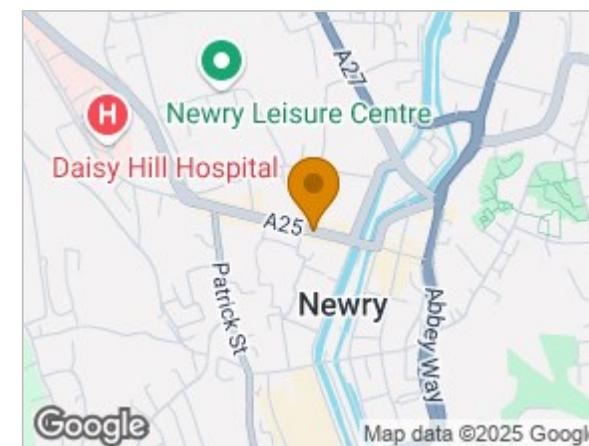


**Shower Room**  
4'3" x 3'11" (1.3 x 1.2)

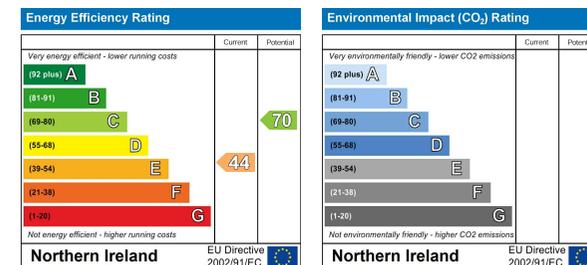
**Back Hallway**  
9'10" x 14'9" (3 x 4.5)  
Range of high and low level units throughout



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.