



4 Kingsway Parade
Monaghan Street, Newry, BT35 6AA
£1,300 Per Calendar Month

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Situated in the heart of Newry, just off Monaghan Street, this well-established hairdressing salon offers a unique opportunity for entrepreneurs seeking a new business venture in a prime location. The property has been home to a successful salon for over 30 years, reflecting its strong presence and reputation in the community.

The ground floor benefits from a spacious open-plan layout, ideal for styling stations and client seating, creating an inviting atmosphere for customers. Upstairs this space has a conveniently located W/C, ensuring comfort for both clients and staff, the property features a canteen area and storage rooms, providing essential facilities for staff and efficient business operations.

Security is an important factor, and the property is equipped with a robust electric shutter door, offering peace of mind and protecting your investment. Additionally, the salon benefits from three-phase electricity, accommodating the demands of professional hairdressing equipment and other business ideas ensuring smooth business operations.

The location itself is a significant asset. Monaghan Street is a well-known thoroughfare in Newry, attracting high foot traffic and offering excellent visibility for businesses. The salon's long-standing presence in this area underscores its status as a trusted establishment within the community.

This property presents an exceptional opportunity for individuals looking to step into a thriving business with a proven track record. Whether you're an experienced salon owner or an aspiring entrepreneur, 4 Kingsway Parade provides the ideal setting to continue a legacy of success in the heart of Newry.

Available from 1st July 2025



Salon
15'1" x 35'1" (4.6 x 10.7)

Prep Area
15'5" x 7'2" (4.7 x 2.2)

Reception
8'10" x 6'2" (2.7 x 1.9)

Canteen Area
8'2" x 9'6" (2.5 x 2.9)

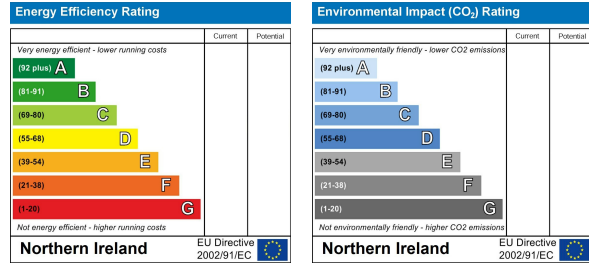
W/C
5'10" x 2'11" (1.8 x 0.9)



Area Map



Energy Efficiency Graph



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