



95 Great Eastern Street, London, EC2A 3JD

High-visibility commercial unit available for short-term pop-up barber lease, ideal for testing new retail concepts in vibrant area.

Key Points

- Prime high-footfall location – excellent visibility and consistent pedestrian traffic
- Dynamic opportunity – suitable for quick occupation and immediate trading as a barber shop
- Growing demand for grooming services – tap into a resilient, high-frequency market
- Attractive to both start-ups and established
- Flexible short-term letting – ideal for pop-up barber or grooming concept
- Strong retail frontage – maximises brand exposure and walk-in customers
- Perfect for concept testing – low-commitment space to trial new locations or formats
- Serious footfall, serious fades – get seen, get booked, stay busy

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Summary

Available Size	554.40 sq ft
Rent	£17,500 per annum
Rates Payable	£13,800 per annum
Service Charge	N/A
Estate Charge	N/A
Total	£24.89 per sq ft
Rateable Value	£28,750
EPC Rating	Not applicable

Description

Position your brand in one of Shoreditch's busiest retail corridors with this high-impact, short-term pop-up space. Available on a flexible 12-month lease, this fully adaptable unit is ideal for barbers, grooming concepts, beauty brands or retail activations looking to capture immediate footfall and test the market with minimal commitment.

The property comprises a vibrant retail unit arranged over ground and basement floors, offering a regular and efficient trading configuration perfect for a pop up barber shop. The unit benefits from abundant natural light due to large window frontage providing strong visibility, together with clear internal space that can be easily adapted and restyled inline with a new barber shop.

Internally, the unit provides open-plan sales accommodation with ancillary storage and staff facilities to the rear. The specification includes modern shopfront glazing, good floor-to-ceiling height and servicing provisions, making it suitable for both national and independent operators seeking a prominent trading position.

The premises would lend itself to a range of uses including retail, café, beauty, convenience or showroom operators, capitalising on consistent footfall and strong surrounding occupier demand.

Location

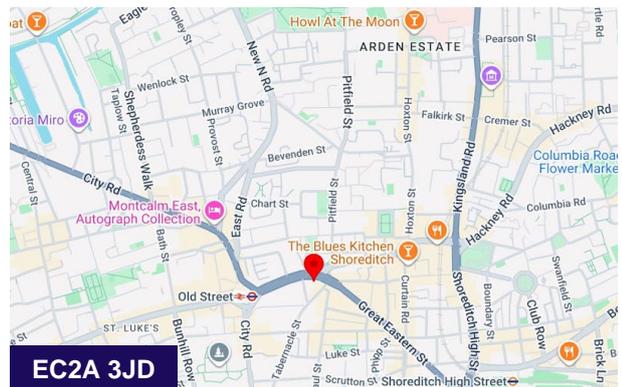
The property is situated on Great Eastern Street in an established retailing location within a busy commercial pitch, benefitting from high levels of footfall day and night. The surrounding area comprises a strong mix of national multiples, independent retailers and leisure operators, creating a vibrant and well-balanced trading environment.

Excellent transport connectivity is provided via nearby public transport links Old Street (Northern Line and National Rail), with convenient access to local bus routes, ensuring strong accessibility for both customers and staff. The immediate catchment is supported by a dense residential population and nearby office accommodation and nightlife.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m	Availability
Ground	373.50	34.70	Available
Lower Ground	181	16.82	Available
Total	554.50	51.52	



Get in touch



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