

Location

The property is positioned on King Street, directly opposite to the landmark Civic Campus – RSHP’s flagship mixed-use development due to complete in 2026, which will bring a cinema, concert hall, restaurants and hundreds of new residents to the immediate area.

Nearby occupiers include Sainsbury’s, Primark, Tapi Carpets, KFC, Subway, KFC, Iceland, Greggs, JD Sports, German Doner Kebab, Tk-Maxx and Ikea.

Tenure

The unit is held by way of a 20-year lease effective 30th September 2019, with no breaks, expiring on 29th September 2039.

Terms

Our client is seeking to assign their existing lease with a passing rent of **£48,000 pax**.

Rates

We understand that the premises are currently assessed for rates as follows:

Rateable Value	£43,250
UBR	38.2p
Rates Payable	£16,521

EPC

The premises have an Energy Performance Certificate rating of B50.

Accommodation

The unit is arranged over ground and first floors as follows:

Ground Floor	77 sq m	829 sq ft
First Floor	49 sq m	530 sq ft
Total	126 sq m	1,359 sq ft

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in this transaction.

Planning Use

The property benefits from a Takeaway (Sui Generis) use within of the Town and Country Planning (Use Classes) Order. Conditions apply.

Prospective tenants are advised to make their own enquiries.



Hammersmith

138-140 King Street London, W6 0QU

Fitted Takeaway Unit-Lease Assignment

HARVEY SPACK FIELD



Subject Property



HarveySpackField

1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

Date of publication: June 2026



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