

**To:** Infrastructure, Land & Environment Policy Board

**On:** 21<sup>st</sup> March 2018

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**Report by:** Director of Finance & Resources

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**Heading:** Shop premises at 6/8 Lochaline Avenue, Paisley

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1. **Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 6/8 Lochaline Avenue, Paisley.

2. **Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 6/8 Lochaline Avenue, Paisley, on the basis of the main terms and conditions contained in this report.
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3. **Background**

- 3.1 The shop premises at 6 Lochaline Avenue are leased to Stephen & Carol Ticcioni on the basis of a 9 year lease from 2011 at an annual rent of £3,750. This shop trades as a Newsagents. The shop premises at 8 Lochaline Avenue are leased to Stephen & June Ticcioni on a year to year basis, following the expiry of a 9 year lease in 2017. This unit trades as a Licensed Grocer and the current passing rent is £3,800 per annum.

- 3.2 The tenants have obtained all necessary statutory consents required to combine both units into one larger shop, and conversion works are currently underway. It is therefore appropriate to have only one lease covering the property once numbers 6 and 8 have merged.
- 3.3 Discussions have taken place with Mr & Mrs Ticcioni, and the following main terms and conditions have been provisionally agreed.
- 3.4 June Ticcioni is the parent of Stephen and has agreed to relinquish her rights in respect of unit 8 and her name will not go on the new combined shop lease.

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4. **Proposed terms and conditions of lease;**

- 4.1 The existing leases shall be renounced at a mutually agreed date, to correspond with the date of entry in the new lease.
- 4.2 The new lease shall be for a period of 10 years, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The new lease shall be in the name of Stephen & Carol Ticcioni.
- 4.4 The initial annual rental shall be £7,800, and the rent shall be reviewed every 5 years.
- 4.5 The use of the property shall be a Licensed Grocer & Newsagent.
- 4.6 The tenants shall meet the Council's reasonable legal expenses incurred in concluding the lease renunciations and new lease.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

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**Implications of the Report**

- 1. **Financial** – Annual rent of £7,800 to be received.

- 2. **HR & Organisational Development** – None.

- 3. **Community Planning**

**Our Renfrewshire is thriving** – New lease will facilitate an improved local service.

4. **Legal** – Lease renunciations and new lease to be concluded.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

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### **List of Background Papers**

- (a) Background Paper 1 – None.

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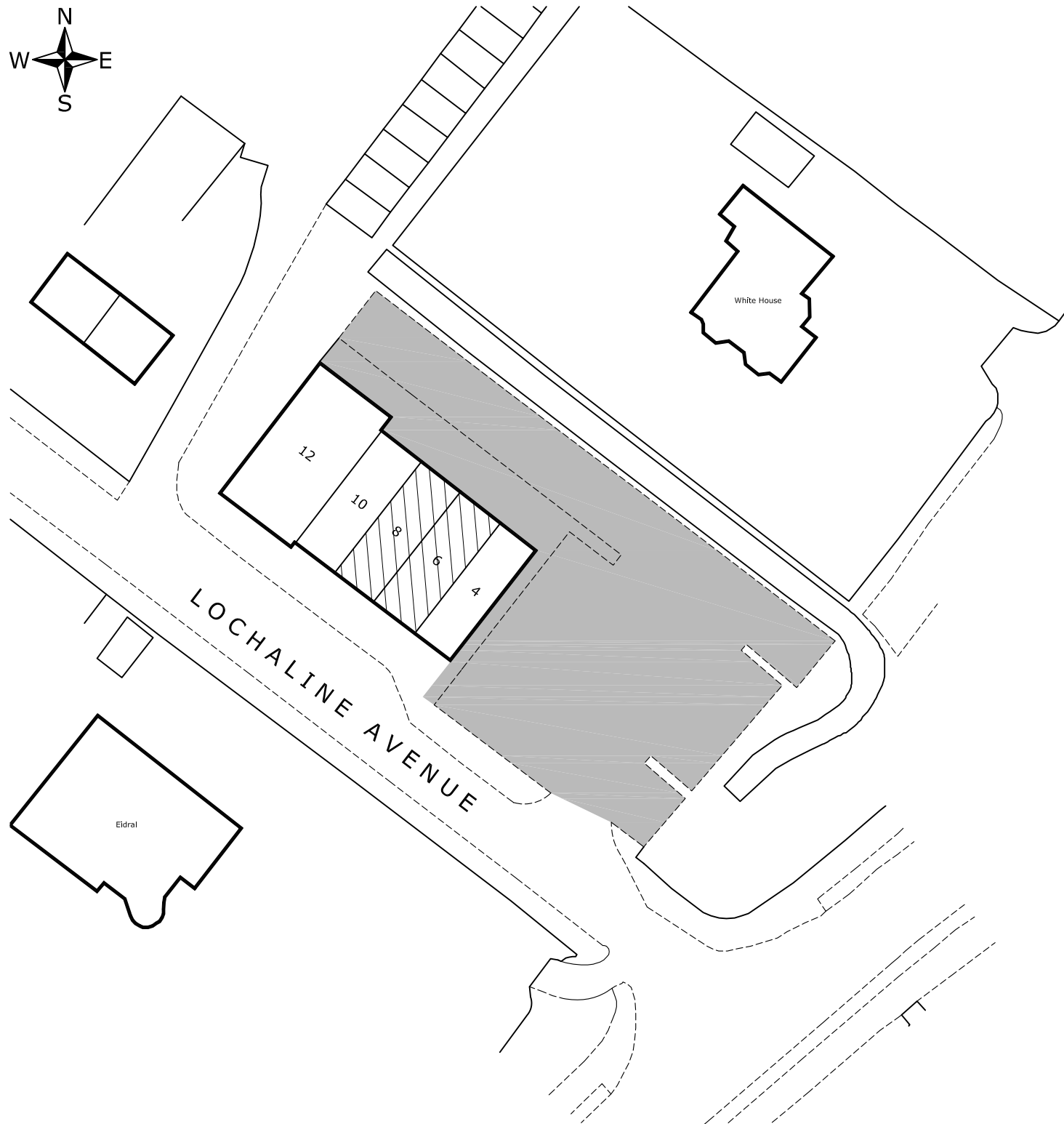
# FINANCE & RESOURCES

## ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE	REPORT / LEASE PLAN LEASE OF SHOP AT 6/8 LOCHALINE AVENUE, PAISLEY	DRAWING No.	E2691	SCALE	1:500
		DRAWN BY	JW	DATE	FEB 2018



### LEGEND



COMMON ACCESS FOR SHOP Nos. 4, 6, 8, 10 & 12



EXTENT OF SHOP