

**To: Planning & Property Policy Board**

**On: 14<sup>th</sup> March 2017**

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

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**Heading: Shop premises at 32 Glenburn Road, 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 32 Glenburn Road, Paisley.
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**2. Recommendations**

It is recommended that the Board:-

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 32 Glenburn Road, Paisley, on the basis of the main terms and conditions contained in this report.
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**3. Background**

- 3.1. Mr Kulvinder Singh Chahal has leased the shop property at 32 Glenburn Road, Paisley since June 2003. This property trades as Bombay Cuisine hot food takeaway and has a current passing rental of £4,200 per annum. Mr Chahal's lease is due to expire on 25<sup>th</sup> June this year and he has requested that the lease be renewed.

3.2. Discussions have taken place with Mr Chahal, and the following main terms and conditions of lease have been provisionally agreed.

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

4.1 The date of entry shall be 25<sup>th</sup> June 2017.

4.2 The 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 initial annual rental shall be £5,100, and the rent shall be reviewed on the 5<sup>th</sup> anniversary.

4.4 The premises shall continue to be used as a hot food takeaway, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.

4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

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**Implications of the Report**

1. **Financial** – Annual rental of £5,100 to be received.

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

3. **Community Planning** –

**Wealthier and Fairer** – New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – 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** – none.
- 10. **Risk** – none.
- 11. **Privacy Impact** – none.

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# FINANCE & RESOURCES

## ASSET & ESTATES SECTION



Renfrewshire  
Council

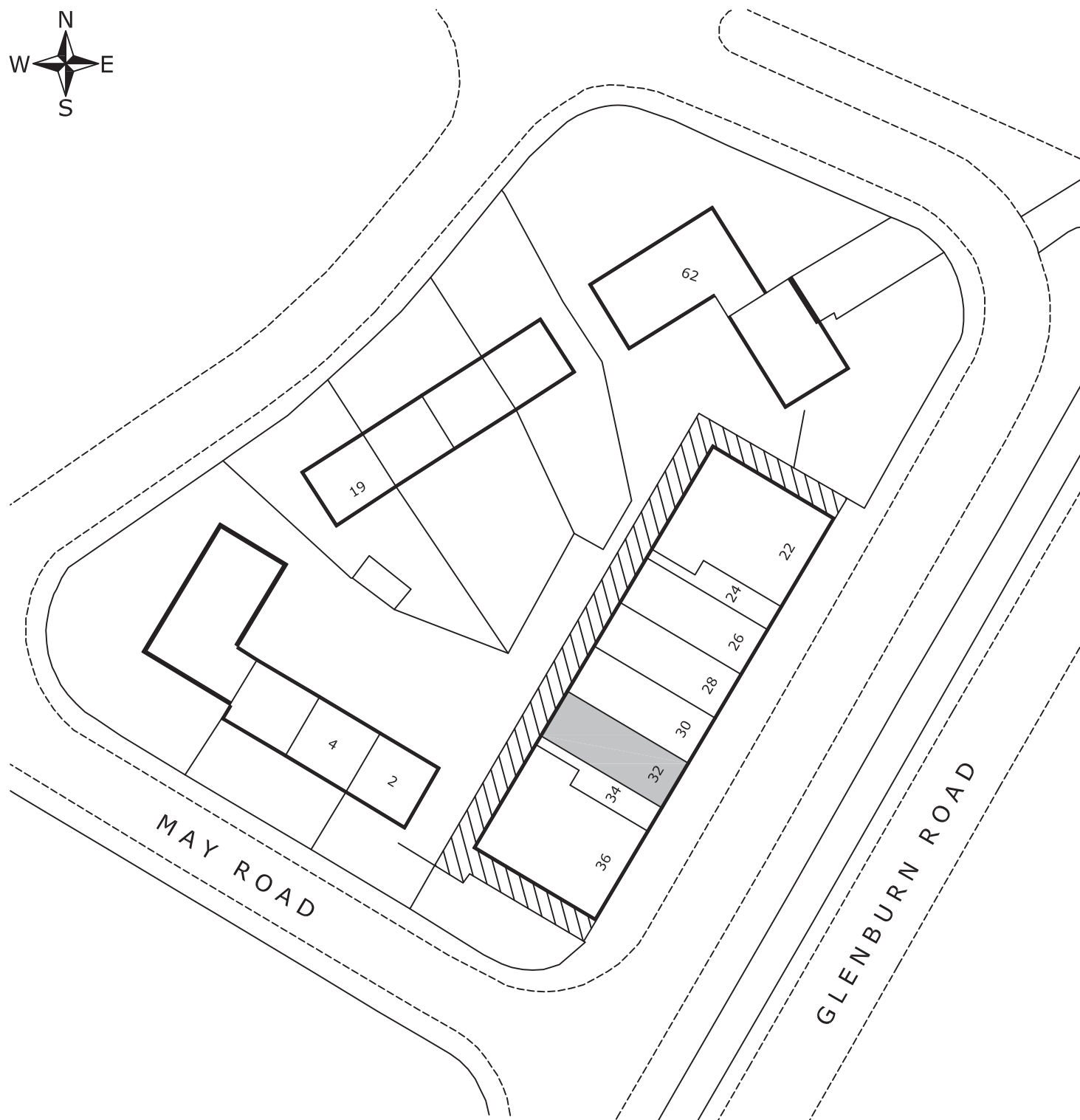
TITLE SHOP LEASE / REPORT PLAN  
32 GLENBURN ROAD, PAISLEY PA2 8JG

DRAWING No. E2589



SCALE 1:500

DRAWN BY JW

DATE FEB 2017



### LEGEND

-  SHOP AREA TO BE LEASED
-  1/6 SHARE BETWEEN  
Nos. 22, 26, 28, 30, 32 & 36