

To: Infrastructure, Land & Environment Policy Board

On: 29th August 2018

Report by: Director of Finance & Resources

Heading: Lease of Shop Premises at 55 & 57 Ivanhoe Road, Paisley

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 55/57 Ivanhoe Road, Paisley.
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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 55/57 Ivanhoe Road, Paisley, on the main terms and conditions contained in this report.
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3. Background

- 3.1 The shop premises at 55 and 57 Ivanhoe Road are both leased on a month to month basis to Mr Jasvinder Shergill, at an annual rent of £4,200 per property. No. 57 trades as a pharmacy, and no. 55 does not trade at all at present.

- 3.2 The tenant has plans to combine both units into one larger pharmacy. Assuming, that conversion works are undertaken in accordance with all necessary planning and statutory consents, it would therefore be appropriate to have only one lease covering the property once numbers 55 & 57 have merged.
- 3.3 Discussions have taken place with Mr Shergill, and the following main terms and conditions have been provisionally agreed.

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 Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £9,600, and the rent shall be reviewed every 5 years.
- 4.4 The use of the property shall be a Pharmacy.
- 4.5 The tenants shall meet the Council's reasonable legal expenses incurred in concluding the lease renunciations and new lease.
- 4.6 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.

Implications of the Report

1. **Financial** – Annual rent of £9,600 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.

List of Background Papers

- (a) Background Paper 1 – None.

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55 Ivanhoe Road, Paisley

Report / Lease Plan Ref. E2727



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Date: 19/06/2018



Notes:

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Legend

 Shop area to be leased extends to 55sqm or thereby