



To: Housing & Community Safety Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Proposed Disposal of Commercial Premises – 82 Sycamore Avenue, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek consent to declare the property at 82 Sycamore Avenue in Johnstone surplus to requirements, as shown on the attached plan.
 - 1.2 This is to allow the property to be disposed to the existing commercial tenant.
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2. Recommendations

- 2.1 It is requested that the Board declare the commercial premises at 82 Sycamore Avenue, Johnstone surplus to requirements.
 - 2.2 Note that should the Board declare the property surplus, that the property will be sold to the existing tenant, Mr Javaid Rasul, on terms and conditions negotiated by the Head of Property Services, which will be at a level that appropriate delegated powers will be used to conclude the bargain.
 - 2.3 Please note that in accordance with the recent changes to Scottish Ministers' consent when disposing of HRA Assets, this proposed disposal will be under the General Consent available and will be self certified by the Council.
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3. **Background**

- 3.1. The commercial property which is located at 82 Sycamore Avenue as shown on the attached plan is currently leased to the existing Tenant Mr Javaid Rasul. The tenant has been occupancy of the premises since the 23rd of May 2013 when he acquired the rights of the property by way of assignation. The 9 year lease commenced on the 28th of May 2011 and the passing rent is £3,600 per annum. The property is a single shop unit located within a parade of four shops three of which are currently Council owned and extends to 46 square metres or thereby.
 - 3.2. There are 5 flats above the shops located on Sycamore Avenue all of which are owned by the Council. The Neighbourhood Services Coordinator has confirmed that they would have no objection to this proposed disposal.
 - 3.3. Mr Rasul has requested to purchase the premises and confirmed that he wishes to purchase the property to secure his investment and the future operation of his business at this location.
 - 3.4. Recognising that 1 shop unit is already sold and that the Council agreed to the disposal of the adjacent property at 80 Sycamore Avenue in 2014, which did not conclude, but has recently been resurrected by the tenant of No 80 with a view to completing the sale, the disposal of this shop at 82 will secure further investment to the parade.
 - 3.5. The tenant has approached the Council to acquire the interest, and following discussion a provisional agreement of £55,000 has been reached.
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Implications of the Report

1. **Financial** – A capital receipt of £55,000 will be achieved for the Housing Revenue Account.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**
 - i. None
 - b. **Community Care, Health & Wellbeing**
 - i. Not Applicable
 - c. **Empowering our Communities**
 - i. Not Applicable
4. **Legal** – Conclusion of Sale
5. **Property/Assets** – As per report.

6. **Information Technology** – Not Applicable
 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. 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** – Not Applicable.
 9. **Procurement** –Not Applicable.
 10. **Risk** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.
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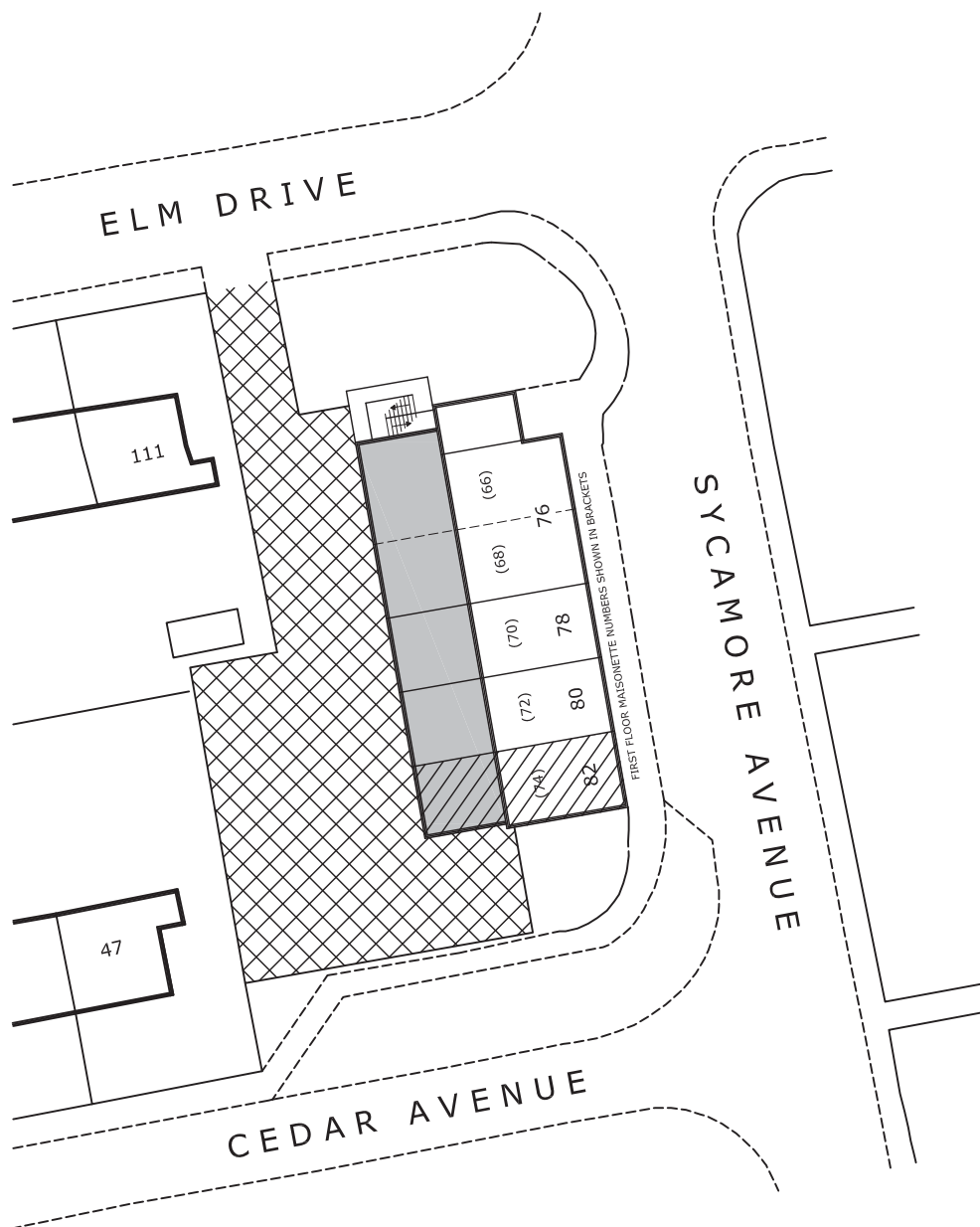
FINANCE & RESOURCES

ASSET & ESTATES SECTION






Renfrewshire
Council

TITLE	DISPOSAL / REPORT PLAN 82 SYCAMORE AVENUE, JOHNSTONE PA5 0BL	DRAWING No.	E2468	SCALE	1:500
		DRAWN BY	JW	DATE	MAR 2016



LEGEND

-  SHOP AREA TO BE DISPONED (69sqm OR THEREBY)
-  DECK ACCESS (147sqm OR THEREBY)
-  RIGHT IN COMMON BETWEEN THE PROPRIETORS OF ALL MAISONETTES & SHOPS (489sqm OR THEREBY)