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**To: Planning & Property Policy Board**

**On: 10<sup>th</sup> March 2015**

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**Report by: Director of Development & Housing Services**

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**Heading: Shop Premises at 10 Houstoun Square, Johnstone**

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**1. Summary**

- 1.1 The purpose of this report is to seek the consent of the Board to grant a lease of 3 years to the existing tenant of 10 Houstoun Square Johnstone, as shown on the attached plan.
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**2. Recommendations**

- 2.1 To approve the grant of a 3 year lease to the existing tenant of the subject property and request the Head of Legal and Democratic Services to conclude this lease on behalf of the Council subject to the terms and conditions detailed within the body of this report.
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**3. Background**

- 3.1. The commercial property is located at 10 Houstoun Square Johnstone as shown on the attached plan. The property is leased to Mr Robert McLellan who is currently using the premises for the purpose of a Boot/Shoe repairs and for the sale of Leather Goods.
- 3.2. The existing tenant recently took over the responsibility of the lease from his father Mr William McLellan who had occupied the premises since 1951.

- 3.3. A short term 6 month lease was recently entered into with Mr Robert McLellan following his father advising that he wished to transfer the business to his son.
- 3.4. The existing tenant has requested a longer lease for a period of 3 years which shall commence when the existing lease expires on the 27<sup>th</sup> of July 2015

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#### 4. **Proposed lease terms and conditions**

The following provisional terms and conditions have been agreed which will form the basis of the lease;

- 4.1 The lease shall be for a period of 3 years and shall be on the Council's standard full repairing and insuring lease
- 4.2 The annual rent shall be £9,000 (£750 per month), which shall be paid monthly in advance.
- 4.3 The premises shall be used as a Boot/Shoe Repair and for the sale of Leather Goods Shop and for no other purpose.
- 4.4 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.5 Any other reasonable terms and conditions which are considered necessary by the Head of Legal and Democratic Services and the Head of Property Services to protect the Council's interest.

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#### **Implications of the Report**

1. **Financial** – Secured Income for a period of 3 years.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of the lease documentation required by the Head of Legal and Democratic Services.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable

7. **Equality & Human Rights -**

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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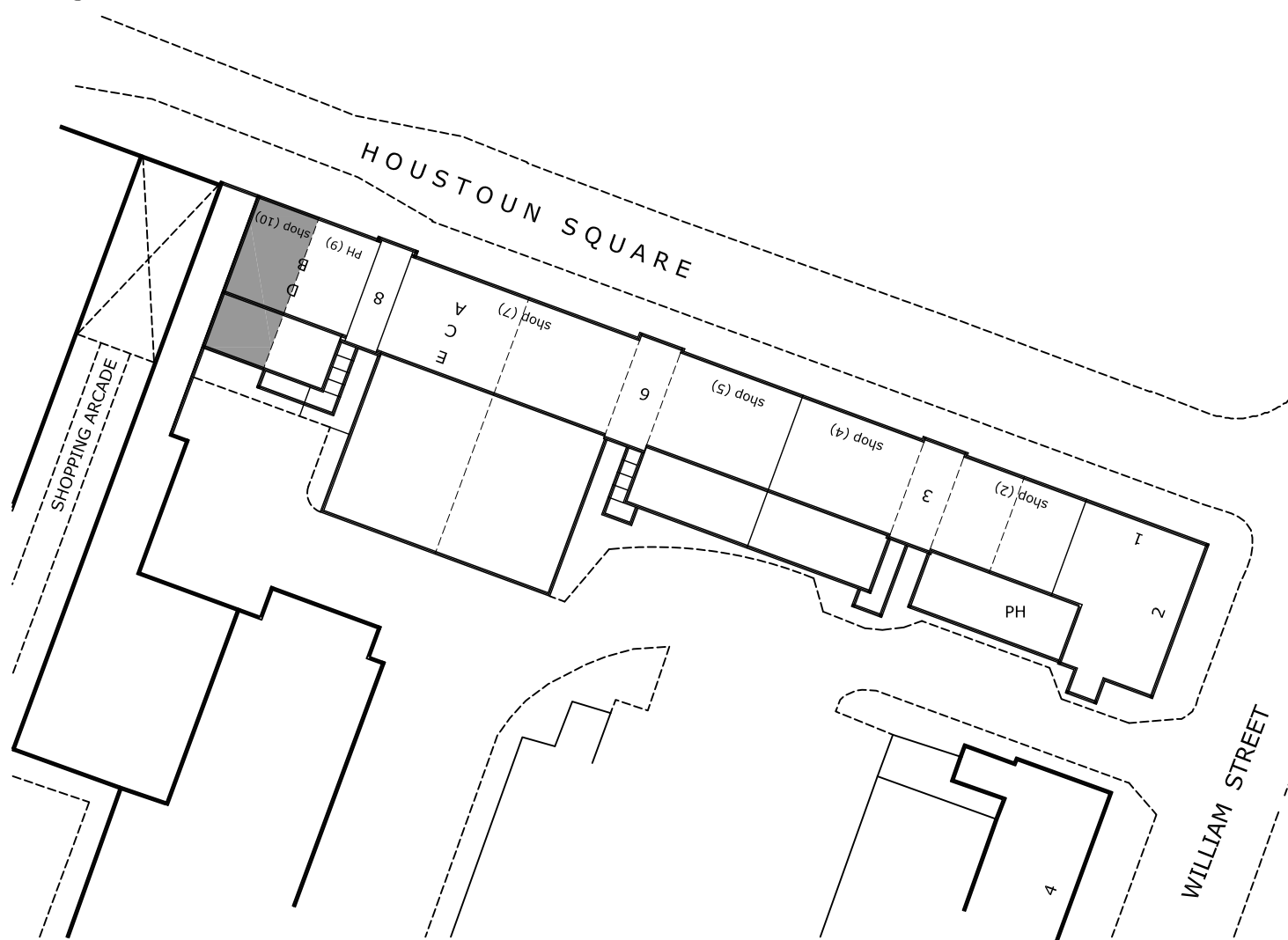
# DEVELOPMENT & HOUSING SERVICES

## ASSET & ESTATES SECTION



Renfrewshire  
Council

|       |   |             |       |       |          |
|-------|---|-------------|-------|-------|----------|
| TITLE | LEASE PLAN<br>SHOP AT 10 HOUSTOUN SQUARE, JOHNSTONE | DRAWING No. | E1961 | SCALE | 1:500    |
|       |   | DRAWN BY    | JW    | DATE  | MAY 2014 |



### LEGEND



SHOP AREA TO BE LEASED