
To: Infrastructure, Land & Environment Policy Board

On: 29th August 2018

Report by: Director of Finance & Resources

Heading: Lease of Shop Premises at 42 Foxbar 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 42 Foxbar Road, 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 42 Foxbar Road, Paisley, on the main terms and conditions contained in this report.
-

3. Background

- 3.1 Mr Gurjit Singh leases the shop property at 42 Foxbar Road, Paisley on a 9 year' lease which is due to expire on 7th October 2018. The property trades as a Hot Food Takeaway, and has a current passing rent of £13,200 per annum, which is the current full rental value.

The Council's tenant is keen to invest in his business but considers that there will be more incentive to do so if he had more security of tenure. A new longer-term lease has therefore been requested.

- 3.2 Discussions have taken place with solicitors acting on behalf of Mr Singh, and the following main terms and conditions have been provisionally agreed.

4. **Proposed terms and conditions of lease:-**

- 4.1 The existing lease shall be renounced at a mutually agreed date between both parties. This date shall also be 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 £13,200, and the rent shall be reviewed every 5 years.
- 4.4 The use of the property shall continue as a Hot Food Takeaway.
- 4.5 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease renunciation 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 £13,200 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning**
- Our Renfrewshire is thriving – New lease will maintain existing local service.
4. **Legal** – Lease renunciation 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.

Author: Andrew Smith
Telephone: 0141 618 6180
Email: andrew.smith@renfrewshire.gov.uk



Renfrewshire
Council

42 Foxbar Road, Paisley

Report / Lease Plan Ref. E2726



1:1,000

User: howardhaughj2


Date: 19/06/2018



Notes:

enter text here

Legend

 Shop area to be leased extends to 68sqm or thereby