



To: Planning & Property Policy Board

On: 26th January 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 36 Glenburn 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 36 Glenburn 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 36 Glenburn Road, Paisley, on the basis of the main terms and conditions contained in this report.
- 2.2 Note that the Head of Property will exercise his Delegated Powers to agree to a renunciation of the existing lease of the shop premises at 26 Glenburn Road, Paisley, in conjunction with the Head of Corporate Governance.
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3. **Background**

3.1. Ms Jill Mc Ausland has been the tenant of the Council owned shop property at 26 Glenburn Road, Paisley on the basis of a year to year lease since April 2012. The shop trades as a hairdresser, has a current passing rental of £4,100 per annum, and extends to approximately 43 square metres. Ms Mc Ausland is keen to expand her business and has submitted an offer to lease the larger, vacant Council shop at 36 Glenburn Road, which extends to approximately 92 square metres.

3.3. Discussions have taken place with Ms Mc Ausland, and the following main terms and conditions of lease have been provisionally agreed.

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

4.1 The existing lease at 26 Glenburn Road shall end at a mutually agreed date between both parties.

4.2 The new lease of 36 Glenburn Road shall be for a period of 2 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 £7,000, and the rent shall be reviewed after 3 years in the event that the lease still exists at that time.

4.4 The tenant shall be granted a rent free period of 3 months from the start of the lease in recognition of fit out works required.

4.5 The use of the property shall be as a hairdressers and beauticians.

4.6 The tenant shall ensure that all necessary planning, statutory and licensing consents required are obtained in respect of the proposed use of the property and any proposed alteration works to the unit.

4.7 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding both the lease renunciation and new lease.

4.8 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 rental of £7,000 to be received instead of £4,100.

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

3. **Community Planning –**

Wealthier & Fairer - New lease will enable the tenant to expand her business.

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
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DRAWN BY JW

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