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**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

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**Report by: Chief Executive**

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**Heading: 9 Year Lease of 9 Stoddard Square, Elderslie**

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## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 9 Stoddard Square, Elderslie as shown on Report Plan E3287.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and the proposed tenant (Mr Daniel Muir) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

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## **3. Background**

- 3.1 The property at 9 Stoddard Square is currently leased to Mr Gavin Colquhoun and used as a coffee shop.
- 3.2 The tenant has been in occupation of the premises since the existing lease commenced on the 19<sup>th</sup> of September 2014. The current passing rent is £7,350 per annum.

- 3.3 The tenant requested an assignation of the lease to Mr Daniel Muir to whom he is selling the business.
- 3.4 The rent has been reviewed as part of the assignation process and shall remain the same as this is currently the market rent for the property.

#### **4. Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £7,350 per annum and shall be reviewed every 3 years from the date of entry. A payment of £1837.50 shall be payable on the date of entry.
- The property shall be used as coffee shop (café) and for no other purpose whatsoever.
- This lease shall be subject to the Council receiving satisfactory references for the tenant.
- Assignation and sub-letting is prohibited.
- The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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

1. **Financial** – Rent of £7,350 per annum to the HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
5. **Property/Assets** – As per 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. 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.
- 12. **Cosla Policy Position** – Not Applicable.

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**Author:** Louise Le Good  
[Louise.legood@renfrewshire.gov.uk](mailto:Louise.legood@renfrewshire.gov.uk)  
07483 335 786

# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE REPORT PLAN  
9 STODDARD SQUARE, ELDESLIE

DRAWING No. E3287

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022

