

To: Infrastructure, Land & Environment Policy Board

On: 21st March 2018

Report by: Director of Finance & Resources

Heading: Shop at 14 Barscube Terrace, 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 14 Barscube Terrace, 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 14 Barscube Terrace, Paisley, on the basis of the main terms and conditions contained in this report.
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3. Background

- 3.1 The shop property at 14 Barscube Terrace, Paisley has been leased since 28th March 2017 to John Ferguson and Christopher Pentland. The lease now runs on a month to month basis. The property trades as a Sandwich Shop (hot and cold), and has a current passing rental of £6,000 per annum. Mr Pentland has confirmed that he is no longer a business partner of Mr Ferguson, and wishes to end his involvement at this address.

Mr Ferguson however is keen to invest in the business but only if he has more security of tenure. A new longer term lease has therefore been requested by Mr Ferguson only.

- 3.2 Discussions have taken place with Mr Ferguson, 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, with a tenant only break option at year five, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The new lease shall be in the company name of Barscube Deli Limited.
- 4.4 The initial annual rental shall be £6,000, and the rent shall be reviewed every 5 years.
- 4.5 The use of the property shall continue as a Sandwich Shop (hot and cold).
- 4.6 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- 4.7 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 £6,000 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.
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List of Background Papers

- (a) Background Paper 1 – None.
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Author: Andrew Smith – 0141 618 6180. andrew.smith@renfrewshire.gov.uk

FINANCE & RESOURCES ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN SHOP LEASE AT 14 BARSCUBE TERRACE, PAISLEY	DRAWING No.	E2692	SCALE	1:500
		DRAWN BY	JW	DATE	FEB 2018

