

To: Infrastructure, Land & Environment Policy Board

On: 20 March 2019

Report by: Director of Finance & Resources

Heading: 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 property at 36 Glenburn 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 property at 36 Glenburn Road, Paisley on the basis of the main terms and conditions contained in this report.
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3. **Background**

- 3.1 Mrs Karina Tung has leased the shop property at 36 Glenburn Road, Paisley on the basis of a month to month lease since August 2016. The property trades as a Chinese Takeaway, at an annual rental of £7,000, which is considered to be the full rental value. Mrs Tung has invested a significant sum of money in the property and would therefore prefer to have more security of tenure, rather than the short term tenancy in place.
- 3.2 Discussions have taken place with Mrs Tung, and the following main terms and conditions of lease have been provisionally agreed;

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

- 4.1.1 The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
- 4.1.2 The lease shall be for a period of 10 years, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.1.3 The initial annual rent shall be £7,000, and shall be reviewed every 5 years.
- 4.1.4 The premises shall continue to be used as a Chinese takeaway.
- 4.1.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
- 4.1.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.

Implications of the Report

- 1. **Financial** – Annual rent of £7,000 to be received.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**
Our Renfrewshire is thriving – New lease will provide tenant with more security.
- 4. **Legal** – New lease of property required.
- 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.

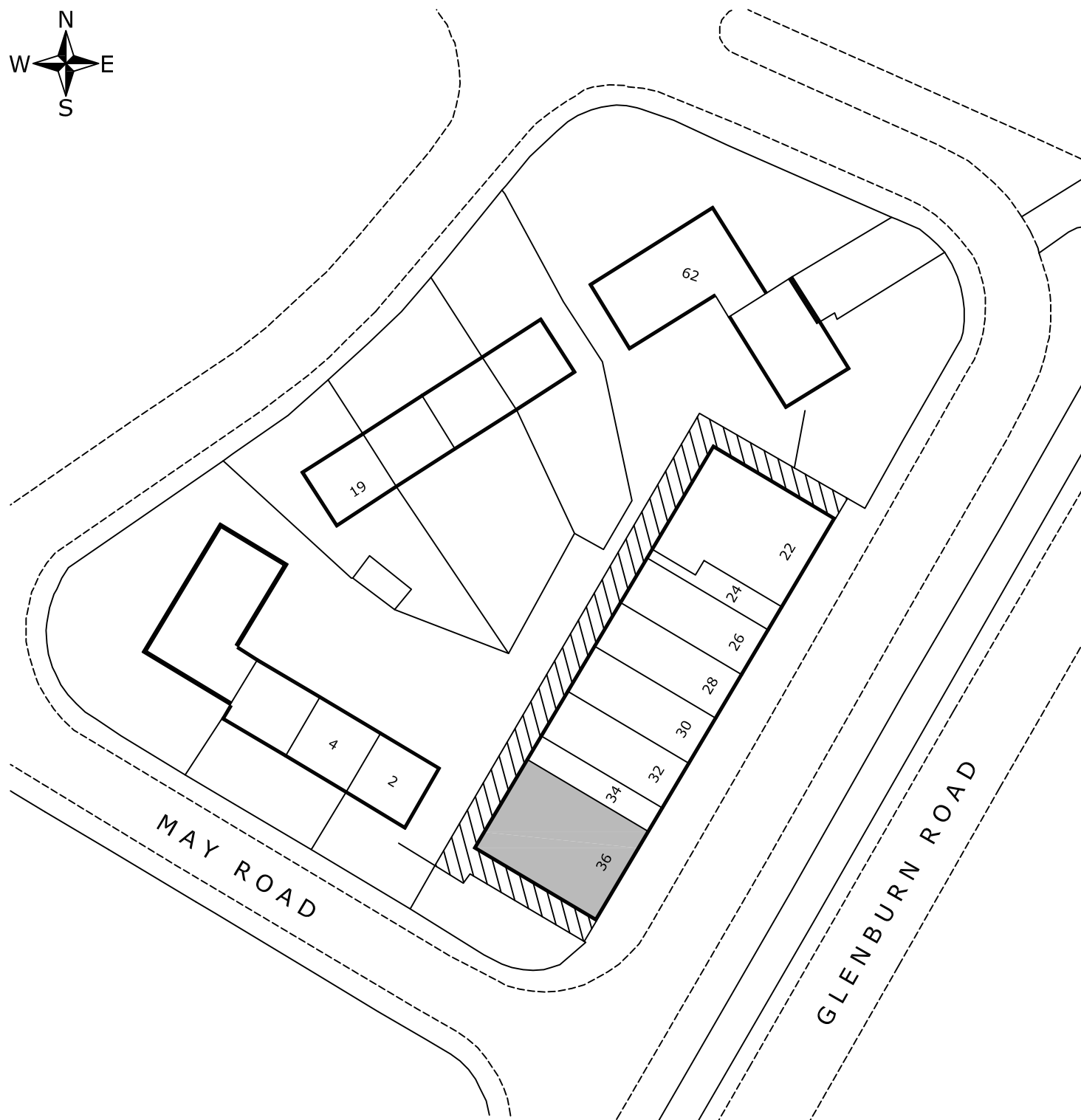
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FINANCE & RESOURCES ASSET & ESTATES SECTION





Renfrewshire
Council

TITLE	SHOP LEASE PLAN 36 GLENBURN ROAD, PAISLEY PA2 8JG	DRAWING No.	E2401	SCALE	1:500
		DRAWN BY	JW	DATE	FEB 2019



LEGEND

-  SHOP AREA TO BE LEASED
-  1/6 SHARE BETWEEN
Nos. 22, 26, 28, 30, 32 & 36