

To: Infrastructure, Land and Environment Policy Board

On: 29 August 2018

Report by: Director of Finance and Resources

Heading: Proposed New Lease of Shop at 38 High Street Renfrew

1. Summary

- 1.1 The current tenant of the Council owned shop property at 38 High Street Renfrew Mr Martin Anderson is selling the business and requires to transfer the lease of the property to the proposed purchasers Mr James McArthur and Mrs Mariesha McArthur. Since the lease is now operating on a year to year basis (from May) the proposed purchasers have requested a new 9 year lease on full repairing terms.
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2. Recommendations

- 2.1 That Board approves renunciation of the existing lease to Mr Martin Anderson subject to all of the Council's costs incurred being met by him and
- 2.2 Approves granting of a new 9 year full repairing lease to Mr James McArthur and Mrs Mariesha McArthur jointly and severally, subject to rent reviews every 3 years, other suitable terms and conditions being agreed with the Director of Finance and Resources including a rental uplift from £3,100 per annum currently to £3,850 per annum and all of the Council's costs incurred being met by the proposed new tenants.
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3. **Background**

- 3.1 The Council owned shop property at 38 High Street Renfrew has been occupied by jeweller Mr Martin Anderson trading as Andersons Jewellery Workshop for over 20 years. Mr Anderson has requested transfer of his lease to Mr James McArthur and Mrs Mariesha McArthur. Mrs McArthur has been working as a jeweller in the firm for a number of years.
- 3.2 As the lease of the property currently operates on a year to year basis from May each year, the proposed incoming tenants have requested a new 9 year full repairing lease for security of tenure and to enable potential investment in the business.

Implications of the Report

1. **Financial** – Uplift in rent from £3,100 per annum to £3,850 per annum.
2. **HR & Organisational Development** – N/A
3. **Community/Council Planning** – N/A
4. **Legal** – New 9 year lease to be concluded.
5. **Property/Assets**- Enables the property to continue to be occupied for a further 9 years commanding an increased rental.
6. **Information Technology** – N/A
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. 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-** N/A
- 9. **Procurement-** N/A
- 10. **Risk-** N/A
- 11. **Privacy Impact –** N/A
- 12. **Cosla Policy Position-** N/A.

List of Background Papers -N/A

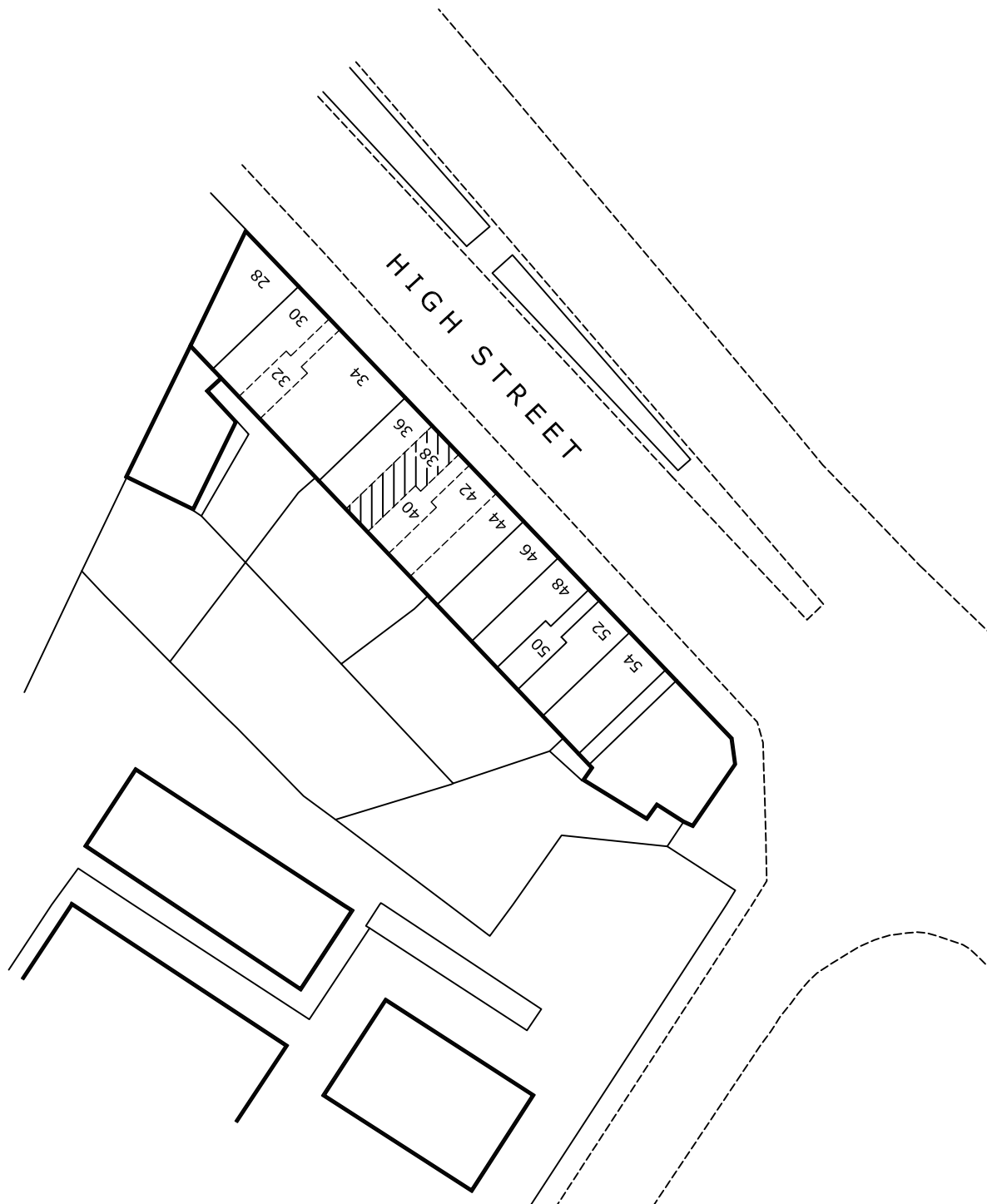
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FINANCE & RESOURCES ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN SHOP LEASE AT 38 HIGH STREET, RENFREW PA4 8QP	DRAWING No.	E2743	SCALE	1:500
		DRAWN BY	JC	DATE	July 2018



LEGEND



AREA TO BE LEASED