
To: Infrastructure, Land & Environment Policy Board

On: 9 November 2022

Report by: Chief Executive

Heading: 10 Year Lease of Shop at 4-6 High Street, Renfrew

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 4-6 High Street, Renfrew as shown on Report Plan E3289.

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Agree to the terms and conditions that have been provisionally agreed with the Council and the existing tenant Bestway National Chemist (trading as Well Pharmacy) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 The property at 4-6 High Street, Renfrew is currently leased by Bestway National Chemist (trading as Well Pharmacy) and is currently being used as a pharmacy.
- 3.2 The existing lease commenced on the 7th of November 2014 for a period of 8 years and 3 days. The current passing rent is £14,350 per annum.

- 3.3 The tenant has requested a lease renewal for a period of 10 years at the current rent. They have also requested a tenant only break option in the 3rd and 6th anniversary of the lease commencement.
- 3.4 Following a period of negotiations, the Council has agreed to a mutual break option on the 5th anniversary of the lease.
- 3.5 A review of the rent has been carried out and there is no justification for a rent increase as the tenant is currently paying the market rent for the property.
4. **Proposed Terms and Conditions of Lease**
- The lease shall be for a period of 10 years and shall be on the basis of the Council's full repairing and insuring lease
 - The rent shall be £14,350 per annum and shall be reviewed every 3 years from the date of entry.
 - There shall be a mutual break option on the 5th anniversary of the lease by either party providing six month notice.
 - The property shall be used as a pharmacy and for no other purpose whatsoever.
 - Assignment and sub-letting is prohibited
 - Each party shall bear their own legal costs.
 - 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 £14,350 per annum to the Renfrew Common Good 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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CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE REPORT PLAN
4-6 HIGH STREET, RENFREW

DRAWING No. E3289

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022

