

To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: Shop premises at 66 Netherhill Road, 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 66 Netherhill Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 66 Netherhill Road, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1 Boots UK Limited has leased the shop property at 66 Netherhill Road, Paisley since April 2001. This property trades as retail pharmacy and has a current passing rental of £4,200 per annum. The lease is due to expire on 27th May this year and Boots has requested that the lease be renewed.

3.2. Discussions have taken place with Boots property agents, and the following main terms and conditions of lease have been provisionally agreed.

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

4.1 The date of entry shall be 27th May 2017.

4.2 The lease shall be for a period of 10 years with a tenants only break option at the end of year 5, upon the tenant providing 6 months prior notice and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £4,440, and the rent shall be reviewed on the 5th anniversary.

4.4 The premises shall continue to be used as a retail pharmacy, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.

4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £4,440 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier and Fairer – New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – 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** – none.
- 10. **Risk** – none.
- 11. **Privacy Impact** – none.

Author: Andrew Smith, tel. 0141 618 6180,
email andrew.smith@renfrewshire.gov.uk

66 Netherhill Road, Paisley

Lease/Report Plan Ref. E2580

User: howardhaughj2

Date: 31/01/2017



Notes:

Legend

- Shop area
- Service road & yard