

To: Infrastructure Land & Environment Policy Board

On: 29 May 2024

Report by: Chief Executive

Heading: Shop Premises at 8 Lochaline Avenue, Paisley

1. Summary

- 1.1 The purpose of this report is to seek approval to a lease extension at 8 Lochaline Avenue, Paisley in favour of the current tenants, Stephen and Carol Ticcioni.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a lease extension at 8 Lochaline Avenue, Paisley in favour of the current tenants, Stephen and Carol Ticcioni based on the contents of this report.
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3. Background

- 3.1 Stephen and Carol Ticcioni currently lease 8 Lochaline Avenue, Paisley on a 10 year lease from 1st April 2019 at an annual rent of £7,800.00. The shop trades as a Licensed Grocer & Newsagent.

- 3.2 A longer term lease has been requested to provide more security of tenure, and the following terms and conditions have been provisionally agreed;

- The lease extension shall be for a period of 10 years giving a new lease expiry date of 1st April 2039, and shall be on the Council's standard full repairing and insuring lease.
- The initial rent shall be £7,800 per annum. The existing lease provides for a rent review on 1st April 2024. As a result of the rent review carried out this year, no evidence was found to justify an increase to the existing rent. Rent reviews shall continue to be on a 5 yearly cycle.

- The property shall continue to trade as a Licensed Grocer & Newsagent.
- The Tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease extension.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

1. **Financial** – Annual rental of £7,800 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** – Provides both landlord and tenant with security of tenure.
4. **Legal** – Lease extension required.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights**

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 – None.

Author: andrew.smith@renfrewshire.gov.uk; 07534 154048

CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

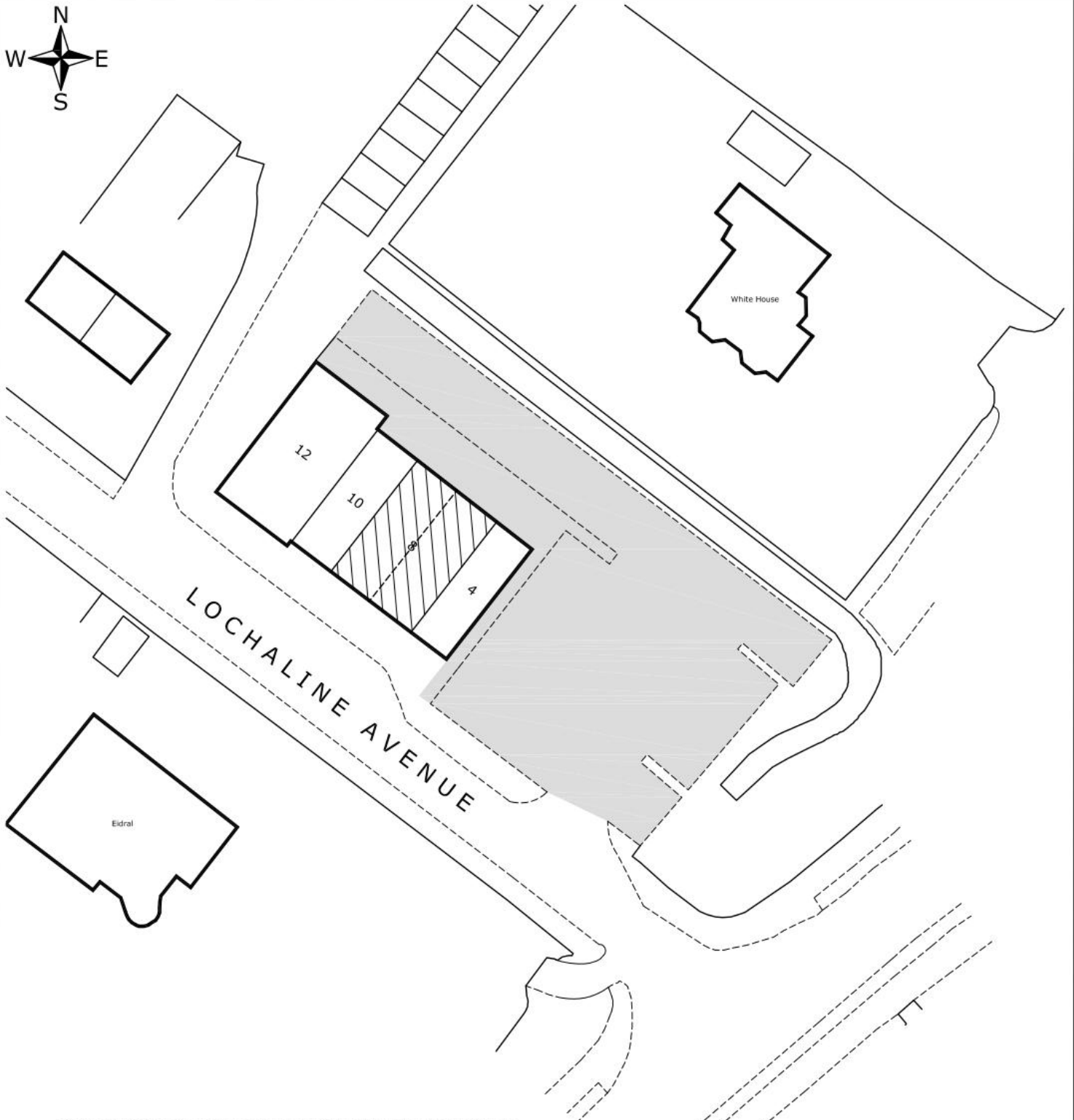
TITLE REPORT / LEASE PLAN
LEASE OF SHOP AT 8 LOCHALINE AVENUE, PAISLEY

DRAWING No. E3464


SCALE 1:500

DRAWN BY JW

DATE APR 2024



LEGEND

-  COMMON ACCESS FOR SHOP Nos. 4, 8, 10 & 12
-  EXTENT OF SHOP