

To: Infrastructure Land & Environment Policy Board

On: 29 May 2024

Report by: Chief Executive

Subject Unit J Floors Street, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of Unit J Floors Street, Johnstone to Nwabueze Samuel Ogbodo trading as Precious Palms Ltd.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of Unit J Floors Street, Johnstone to Nwabueze Samuel Ogbodo trading as Precious Palms Ltd on the contents of this report.
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3. Background

- 3.1 Unit J Floors Street, Johnstone has been vacant since March 2022 following the lease termination. This unit was marketed as available for lease, and after gauging the level of interest received, a closing date for offers to lease was set on 2nd February 2024. One offer was received but the interested party later withdrew their offer. Following another short period of marketing a new offer was received.
- 3.2 The offer received has been assessed and the proposal is to conclude a lease with Nwabueze Samuel Ogbodo trading as Precious Palms Ltd. The unit will be used for storage of goods for his African food shop located in Paisley. It is recommended a lease is concluded on the following main terms and conditions.
- The lease shall be for a period of 5 years and shall be on the Council's standard full repairing and insuring lease.

- The initial rent shall be £8,000 per annum.
- Three month's rent shall be payable upfront.
- The property use shall be for storage.
- The tenant is responsible for obtaining all appropriate planning and statutory consents required in connection with the proposed use.
- The Tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- If the lease is not concluded within 6 months of the date of this Board, the property shall be remarketed for lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

1. **Financial** - Annual rental of £8,000 to be received.
2. **HR & Organisational Development** - None.
3. **Community Planning** - Secures long term tenancy.
4. **Legal** - New lease 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.

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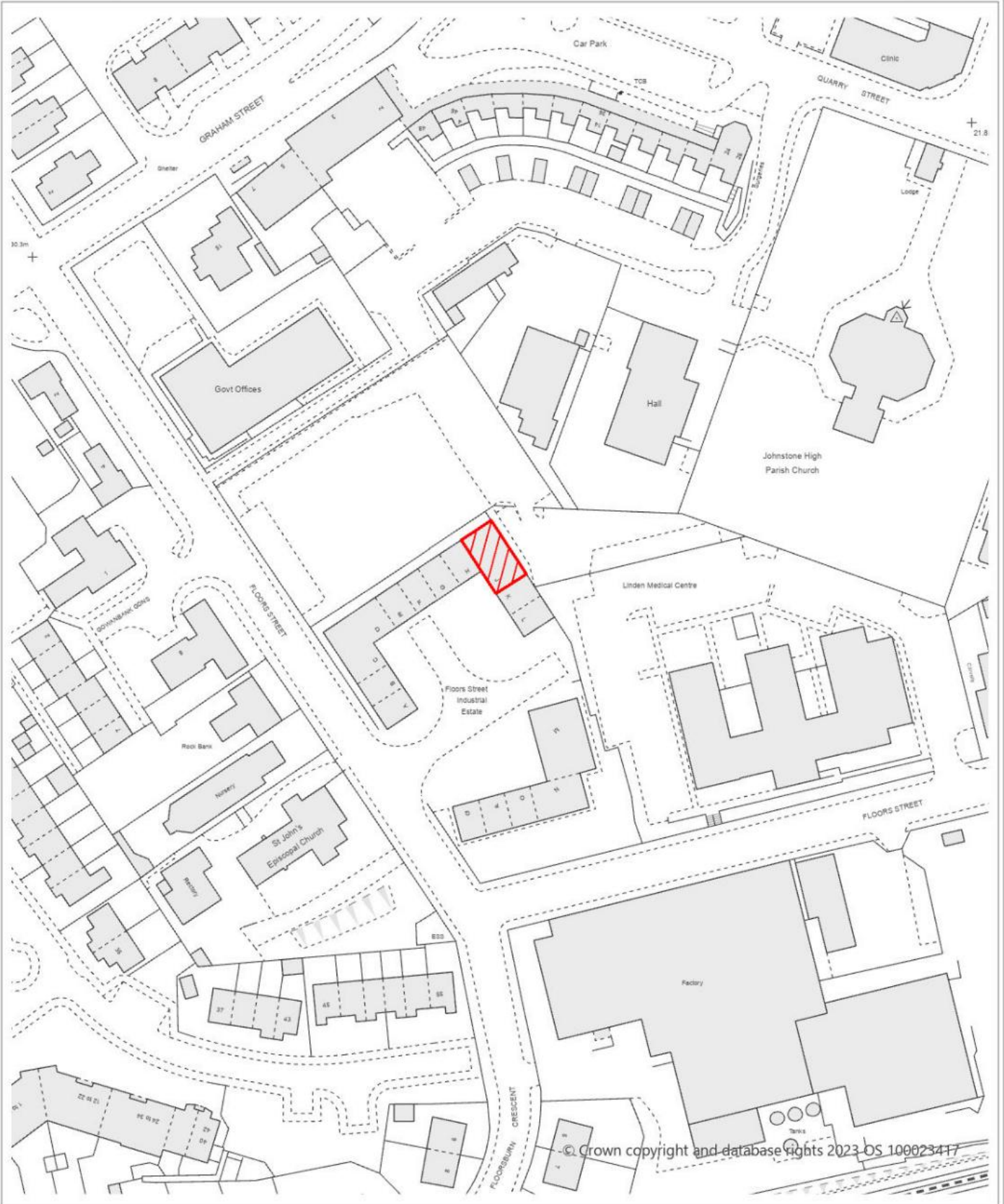
Industrial Unit J, Floors Street, Johnstone Report Plan Ref. E3445



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