

**To: Infrastructure Land & Environment Policy Board**

**On: 24 January 2024**

---

**Report by: Chief Executive**

---

**Title: Shop Premises at 2-6 Skye Crescent, Paisley**

---

## **1. Summary**

- 1.1 The purpose of this report is to seek approval to a new lease of 2-6 Skye Crescent, Paisley to M & D Green Dispensing Chemist Limited.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 2-6 Skye Crescent, Paisley to M & D Green Dispensing Chemist Limited based on the contents of this report.
- 

## **3. Background**

- 3.1 M & D Green Dispensing Chemist Limited has been the Council's tenant at 2/4 Skye Crescent, Paisley for over 20 years. The current lease continues on a year to year basis at an annual rent of £10,500.
- 3.2 The adjacent shop property at 6 Skye Crescent has been vacant since September 2020, upon the expiry of the former lease. The previous passing rent was £5,000 per annum.
- 3.3 M & D Green have applied to lease 6 Skye Crescent with a view to combining it with their existing premises to create a fully refurbished, modern pharmacy. An indicative cost of this project is £250,000.

- 3.4 The following terms and conditions of new lease have been provisionally agreed;
- The existing lease at 2/4 Skye Crescent shall be renounced and a new lease of the premises 2/6 Skye Crescent shall be concluded at a date to be mutually agreed.
  - The new lease shall be for a period of 20 years and shall be on the basis of the Council's full repairing and insuring lease.
  - The initial rent shall be £18,000 per annum and shall be reviewed on a 5 yearly cycle.
  - In recognition of the long term commitment and investment to be undertaken, a 12 month rent free period from the date of entry shall be granted.
  - The property shall continue to be used as a retail & dispensing pharmacy only.
  - The tenant shall make sure that all planning & statutory consents are obtained in respect of works undertaken at this address and in terms of the proposed use.
  - The Tenant shall meet the Council's reasonable legal expenses incurred in concluding the renunciation and new lease.
  - Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

---

### **Implications of the Report**

1. **Financial** – New annual rental of £18,000 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** – Allows expansion and security of tenure to important community facility.
4. **Legal** – New lease required.
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** – 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](mailto:andrew.smith@renfrewshire.gov.uk); 07534 154048

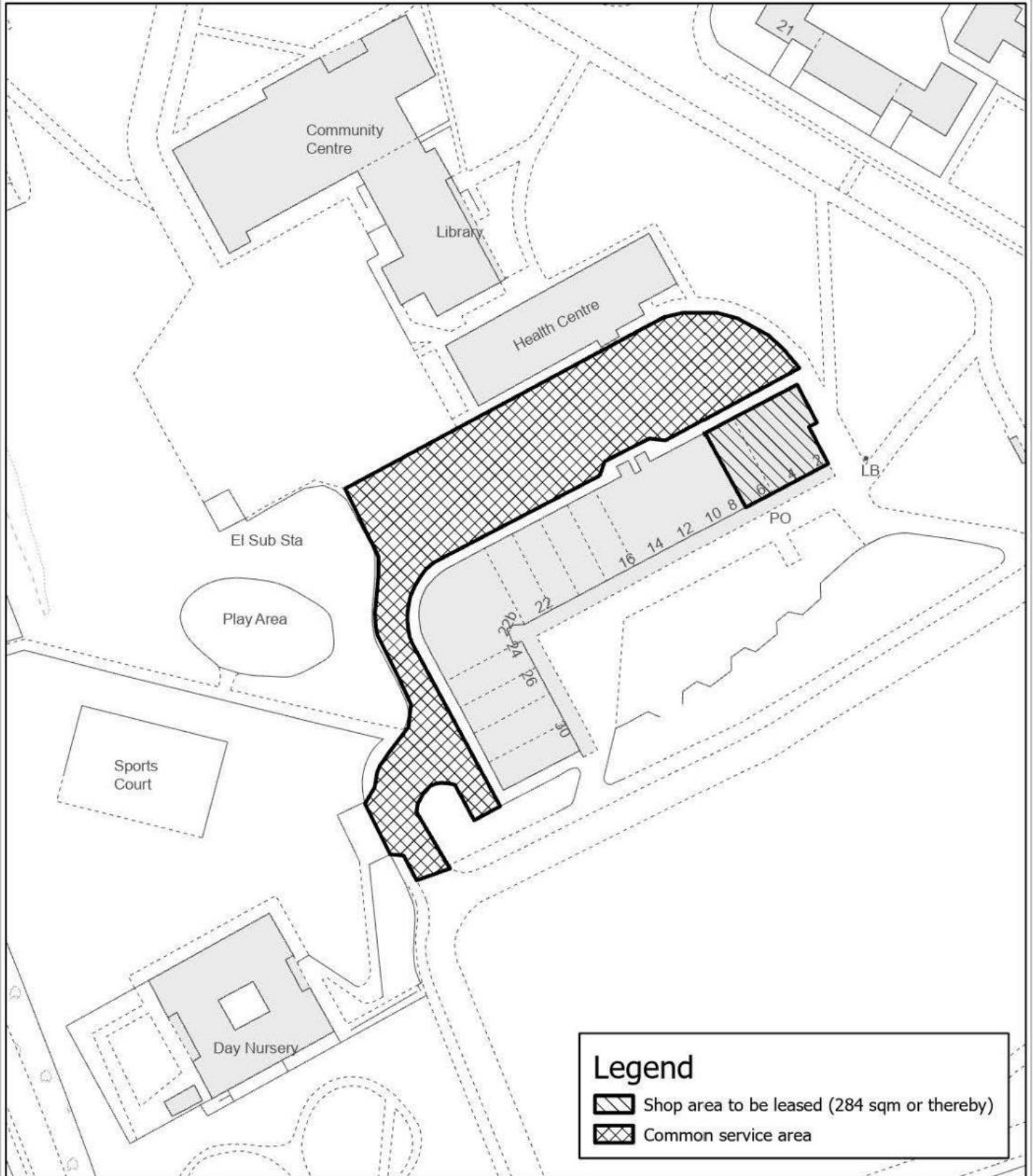


# 2/6 Skye Crescent, Paisley Report / Lease Plan Ref: E3417



User: hocraig1

Date: 22/11/2023



Notes:  
**enter text here**