

To: Infrastructure Land & Environment Policy Board

On: 29 May 2024

Report by: Chief Executive

Subject 15-17 Dunlop Crescent, Renfrew

1. Summary

- 1.1 The purpose of this report is to seek approval for a new lease of 15-17 Dunlop Crescent, Renfrew to Megan Macgregor trading as The Corefactory.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 15-17 Dunlop Crescent, Renfrew to Megan Macgregor trading as The Corefactory on the contents of this report.
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3. Background

- 3.1 The property was latterly let as a Chinese restaurant. After closing the property was fully refurbished and marketed for lease. Following a period of marketing a number of parties' noted interest and a closing date was set for Friday 3rd May at 12 noon. Offers of rent were invited and two offers were received in accordance with the closing date arrangement.
- 3.2 The offers received were assessed and the proposal is to conclude a lease with Megan Macgregor trading as The Corefactory. Ms MacGregor plans to open the unit as an office base for her physiotherapy and wellness business. She has been working with Start-Up Street in the adjacent unit and is looking to expand her business. It is recommended to conclude a lease on the following main terms and conditions.

- The lease shall be for a period of 10 years, with a 3 year break option and shall be on the Council's standard full repairing and insuring lease.
- The initial rent shall be £16,000 per annum in year one, £18,000 per annum in year 2 and £20,000 per annum thereafter.
- There will be 3 months rent free period for fitting out.
- 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 £16,000 year 1, £18,000 year 2 and £20,000 thereafter 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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Renfrewshire Council

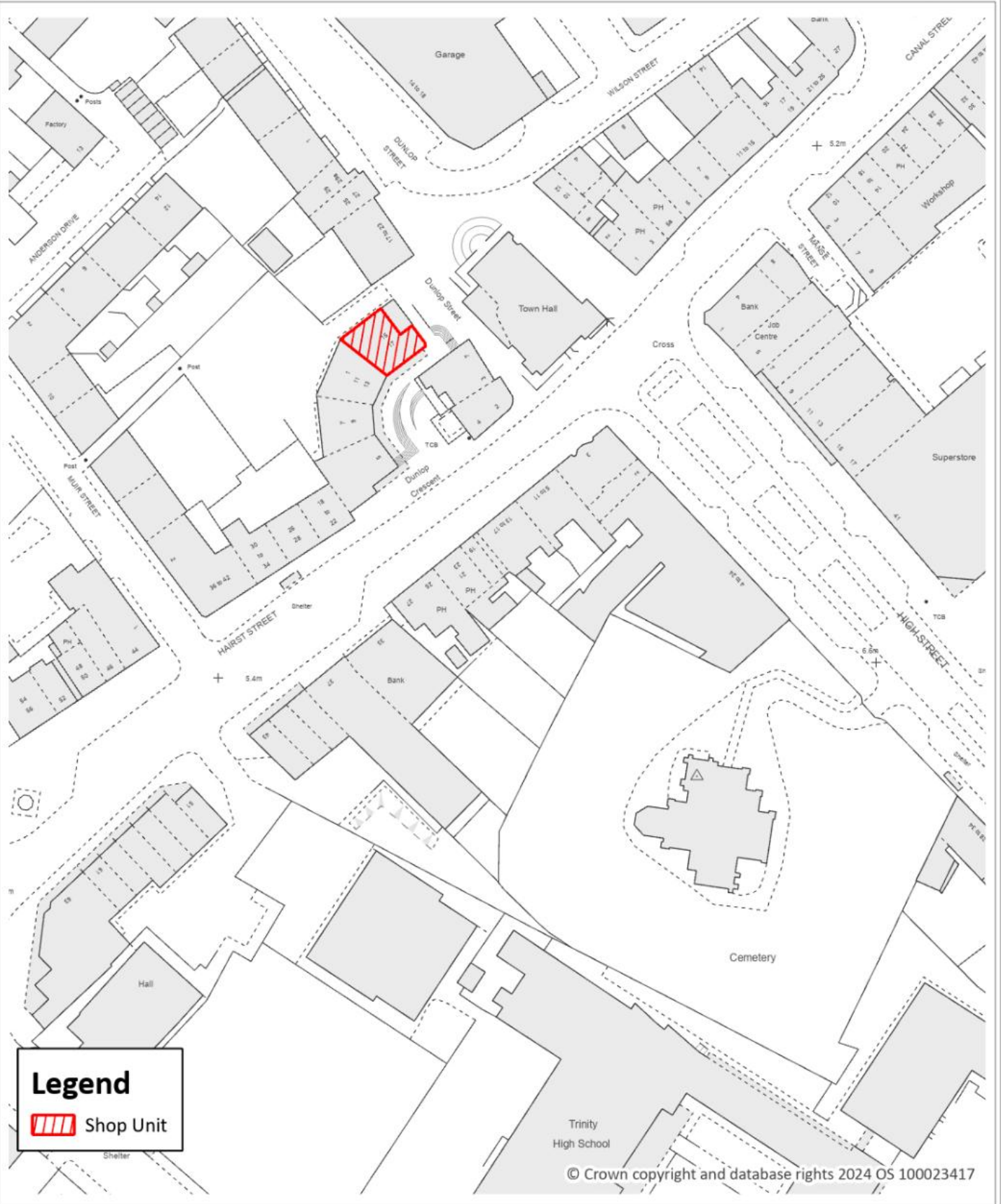
Property at 15-17 Dunlop Crescent, Renfrew Report Plan Ref. E3471



Scale: 1:1,250

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Date: 07/05/2024



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