

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

**On:** 8<sup>th</sup> November 2017

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**Report by:** Director of Finance & Resources

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**Heading:** Long Lease Request – 36 High Street, Johnstone

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## 1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to grant a lease of 9 years to the existing tenant of 36 High Street in Johnstone as shown on the attached plan E2670.
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## 2. Recommendations

- 2.1 Approve the request for a 9 year lease to the existing tenant of the subject Property, Penny Lane Homes Johnstone Limited, on the terms and conditions as detailed within the body of this report.
- 2.2 Request the Head of Corporate Governance to conclude the lease on behalf of the Council with the existing tenant subject to the terms and conditions detailed within the body of this report.
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## 3. Background

- 3.1. The commercial property at 36 High Street in Johnstone, as shown on the attached plan, is currently leased to Penny Lane Homes Johnstone Limited for the use as an Estate and Letting Agency.

- 3.2. The existing tenant has been in occupation of the premises since the 18<sup>th</sup> of April 2017 on a short term six month lease which is currently continuing on a monthly basis. The passing rent for the property is £13,570 per annum.
  - 3.3. The existing tenant has requested a long lease for a period of 9 years which shall commence on a date to be agreed by both parties.
  - 3.4. The following heads of terms have been provisionally agreed and will form the basis of the lease:
    1. The property is let for a period of 9 years on the Council's standard Full Repairing & Insuring lease with the date of entry to be agreed by both parties.
    2. The annual rental shall be the sum of £13,570, payable monthly in advance, and by direct debit if so required by the Council.
    3. The rent shall be subject to a review every 3 years from the date of entry.
    4. The premises shall be used as an Estate and Letting Agency and for no other purpose whatsoever.
    5. It shall be the tenant's responsibility to ensure that any necessary planning, statutory and licensing consents that may be required are secured prior to the date of entry.
    6. The premises are available for lease in their current condition, and any alteration works proposed must be undertaken in accordance with all necessary statutory consents and to the satisfaction of the Director of Finance and Resources.
    7. The Landlord shall procure and maintain buildings insurance for the Subjects of Lease, in terms of its block insurance policy subject to policy excesses and the Tenant will be required to meet the first £250 of this excess should any claim be made against the policy.
    8. The tenant will bear the Council's reasonable professional & legal expenses in concluding the lease, along with any stamp duty, land transaction tax or registration dues.
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## **Implications of the Report**

1. **Financial** – Security of Income for a Period of 9 Years
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
  - a. **Children and Young People**
    - i. None
  - b. **Community Care, Health & Wellbeing**
    - i. Not Applicable

### **c. Empowering our Communities**

#### **i. Not Applicable**

4. **Legal** – Conclusion of new long term lease
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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. 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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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**Author:** Louise Le Good  
Assistant Asset & Estates Surveyor  
0141 618 6111  
Louise.legood@renfrewshire.gov.uk

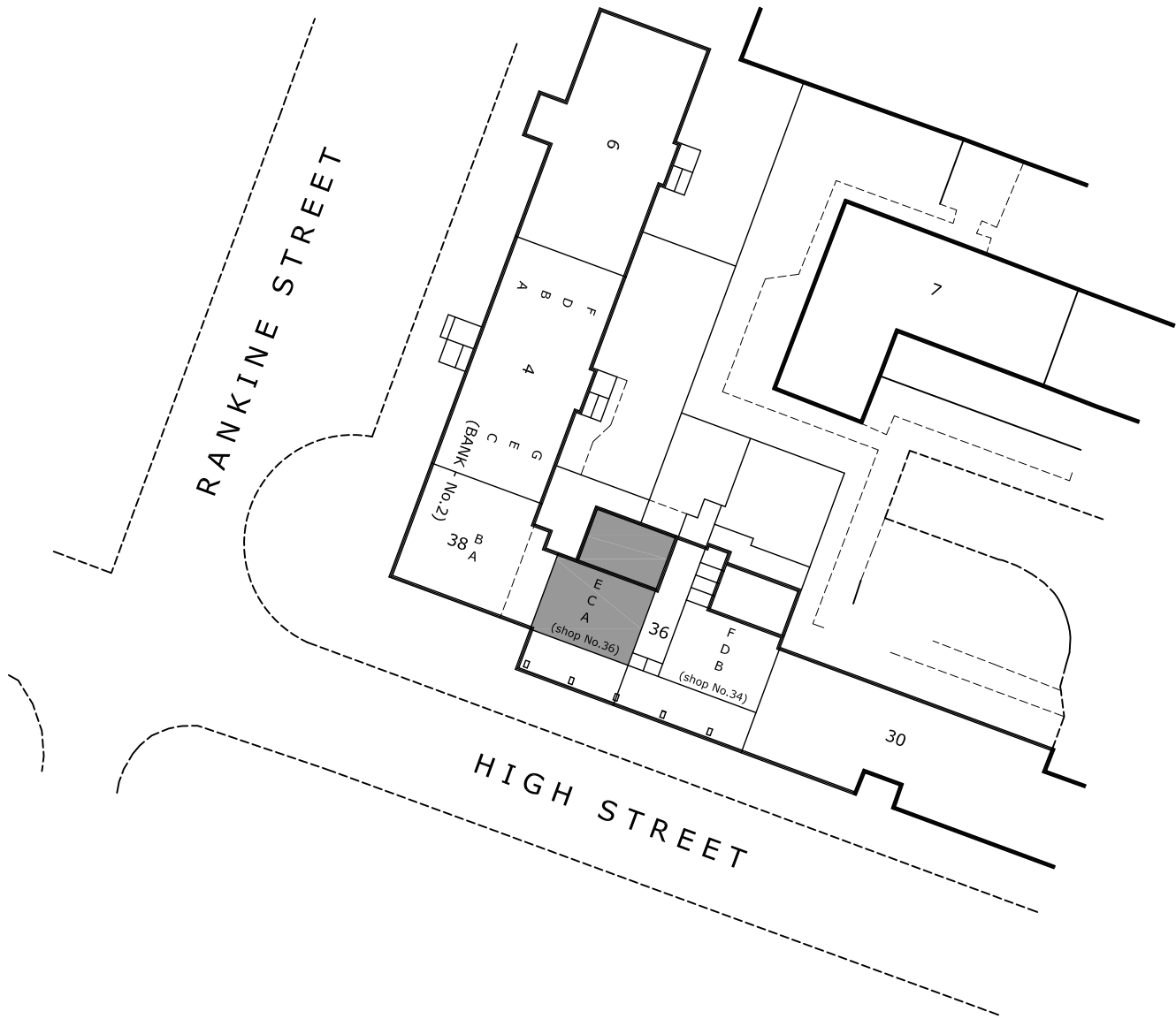
**Ref:** Document2  
**Date:** 26/10/2017

# FINANCE & RESOURCES ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE	REPORT / LEASE PLAN SHOP AT 36 HIGH STREET, JOHNSTONE	DRAWING No.	E2670	SCALE	1:500
		DRAWN BY	JW	DATE	OCT 2017



**LEGEND**

 SHOP AREA TO BE LEASED