

To: Infrastructure Land & Environment Policy Board

On: 24 January 2024

Report by: Chief Executive

Title: Unit 7 Abercorn Industrial Estate, Paisley

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of Unit 7 Abercorn Industrial estate, Paisley to Jason Naismith.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of Unit 7 Abercorn Industrial Estate, Paisley to Jason Naismith based on the contents of this report.
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3. Background

- 3.1 Unit 7 Abercorn Industrial Estate, Paisley has been vacant since 21 March 2023 following the expiry of the previous tenancy. 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 6 December 2023. Offers of rent over £4,000 per annum were sought for this 500 square foot unit. Five offers to lease were received in accordance with the closing date arrangement.
- 3.2 The five offers received have been assessed and the proposal is to conclude a lease with Jason Naismith on the following main terms and conditions.

- The lease shall be for a period of 3 years and shall be on the Council's standard full repairing and insuring lease. A 12 month and 24 month break option clause will be included in the lease.
- The initial rent shall be £5,000 per annum.
- The property shall trade as a sports injury rehabilitation facility.
- 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 £5,000 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**
 - (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.

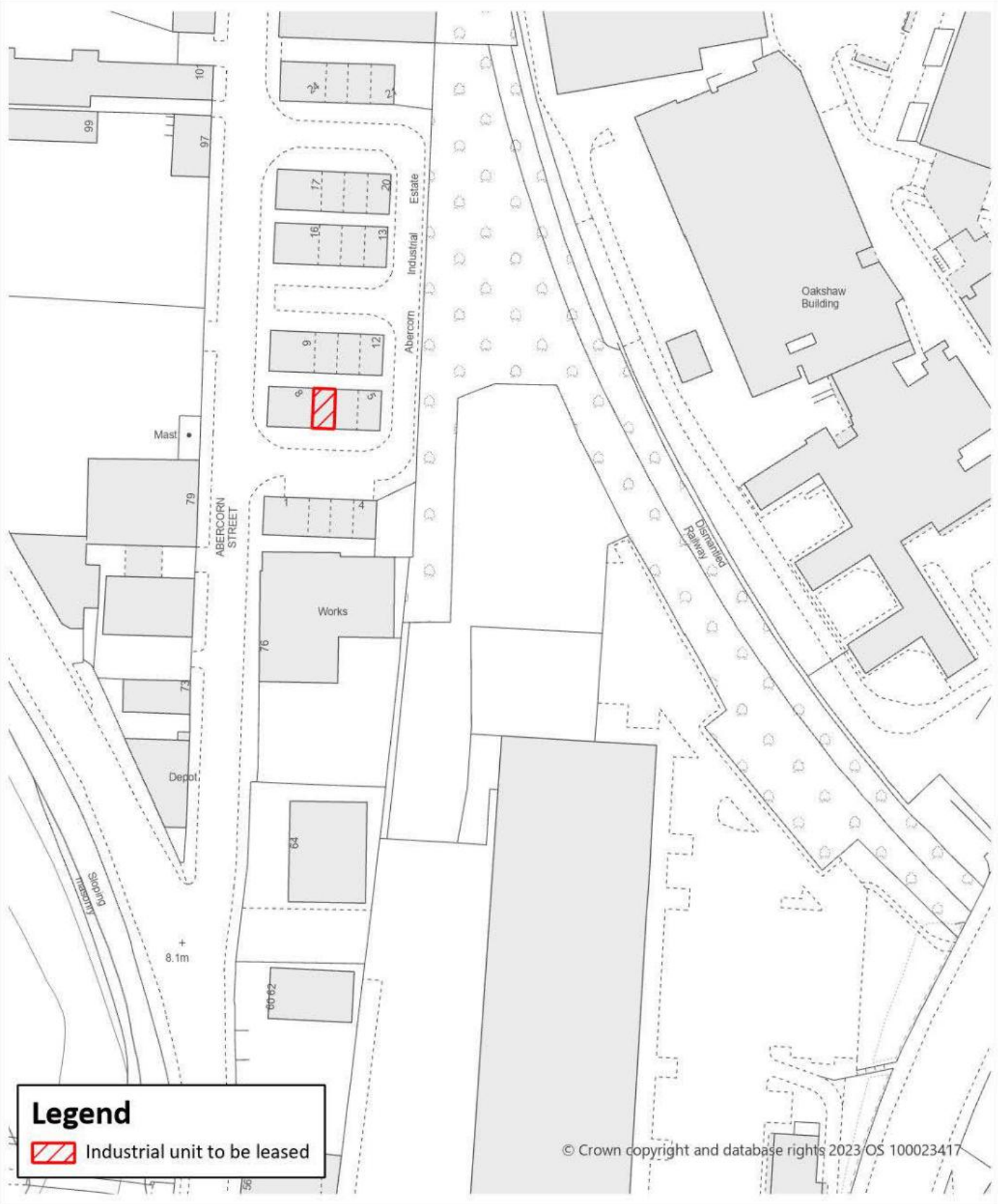
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

List of Background Papers – None.


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Unit 7, Abercorn Street, Paisley Report / Lease Plan Ref. E3420



Legend

 Industrial unit to be leased

Notes: