

To: Infrastructure Land & Environment Policy Board

On: 20 March 2024

Report by: Chief Executive

Heading: 14A Thornhill, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of 14A Thornhill, Johnstone to Anthony Barlow.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 14A Thornhill, Johnstone to Anthony Barlow based on the contents of this report.
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3. Background

- 3.1 The shop at 14A Thornhill, Johnstone has been vacant since February 2022 following the retirement of the previous tenant. 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. Offers of rent over £5,000 per annum were sought and two offers were received in accordance with the closing date arrangement.

- 3.2 The two offers received have been assessed and the proposal is to conclude a lease with Anthony Barlow on the following main terms and conditions.
- The lease shall be for a period of 2 years and shall be on the Council's standard full repairing and insuring lease.
 - The initial rent shall be £6,000 per annum.
 - Six month rent payable upfront.
 - The property shall trade as a café/take away.

- There will be a 1 month 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 £6,000 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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Renfrewshire Council

Shop Unit, 14A Thornhill, Johnstone Report Plan Ref. E3443



Scale: 1:1,250

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Date: 21/02/2024



Notes: