

To: Infrastructure, Land & Environment Policy Board

On: 26 January 2022

Report by: Head of Economy and Development

Heading: 66 Netherhill Road, Paisley, PA3 4RL

1. **Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 66 Netherhill Road, Paisley.

2. **Recommendations**

- 2.1 It is recommended that the Board –

Grant's authority to the Head of Economy and Development and the Head of Corporate Governance to conclude a new lease of the shop property at 66 Netherhill Road, Paisley on the terms and conditions contained in this report.

3. **Background**

- 3.1 Boots UK Ltd has been the tenant at 66 Netherhill Road, Paisley, since May 2008. The existing lease was due to expire in May 2017 and is running on a year-to-year basis at an annual rental of £4,200. Boots has requested a new 5-year lease to provide security of tenure prior to undertaking a planned refit of the shop to improve dispensing facilities.
- 3.2 The Council will secure a national occupier as tenant, who will improve the condition of the property and secure chemist/pharmacy provision for the local neighbourhood.
- 3.3 Discussions have taken place with Boots' representatives, and the following main terms and conditions of lease have been provisionally agreed;

4. **Proposed terms and conditions of lease;**

- i. The existing lease shall come to an end in May 2022, at its natural expiry.
- ii. The new lease shall be for a period of 5 years and shall be on the Council's standard Full Repairing and Insuring terms.
- iii. The Lease will include a tenant only break option at the end of year three upon three months prior written notice.
- iv. The initial annual rent shall be £4,200. The tenant originally sought a three month rent free period, but this was rejected.
- v. The premises shall continue to be used as a Pharmacy.
- vi. The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease and for the payment of registration dues and LBTT.
- vii. Any other reasonable terms and conditions considered necessary to protect the Council's interest.

Implications of the Report

- 1. **Financial** – Annual rent of £4,200 to be received.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**
Our Renfrewshire is thriving – New lease will provide tenant with more security.
- 4. **Legal** – New lease of property 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.
13. **Climate Risk** – None.

List of Background Papers

- (a) Background Paper 1 – None.

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Renfrewshire
Council

66 Netherhill Road, Paisley

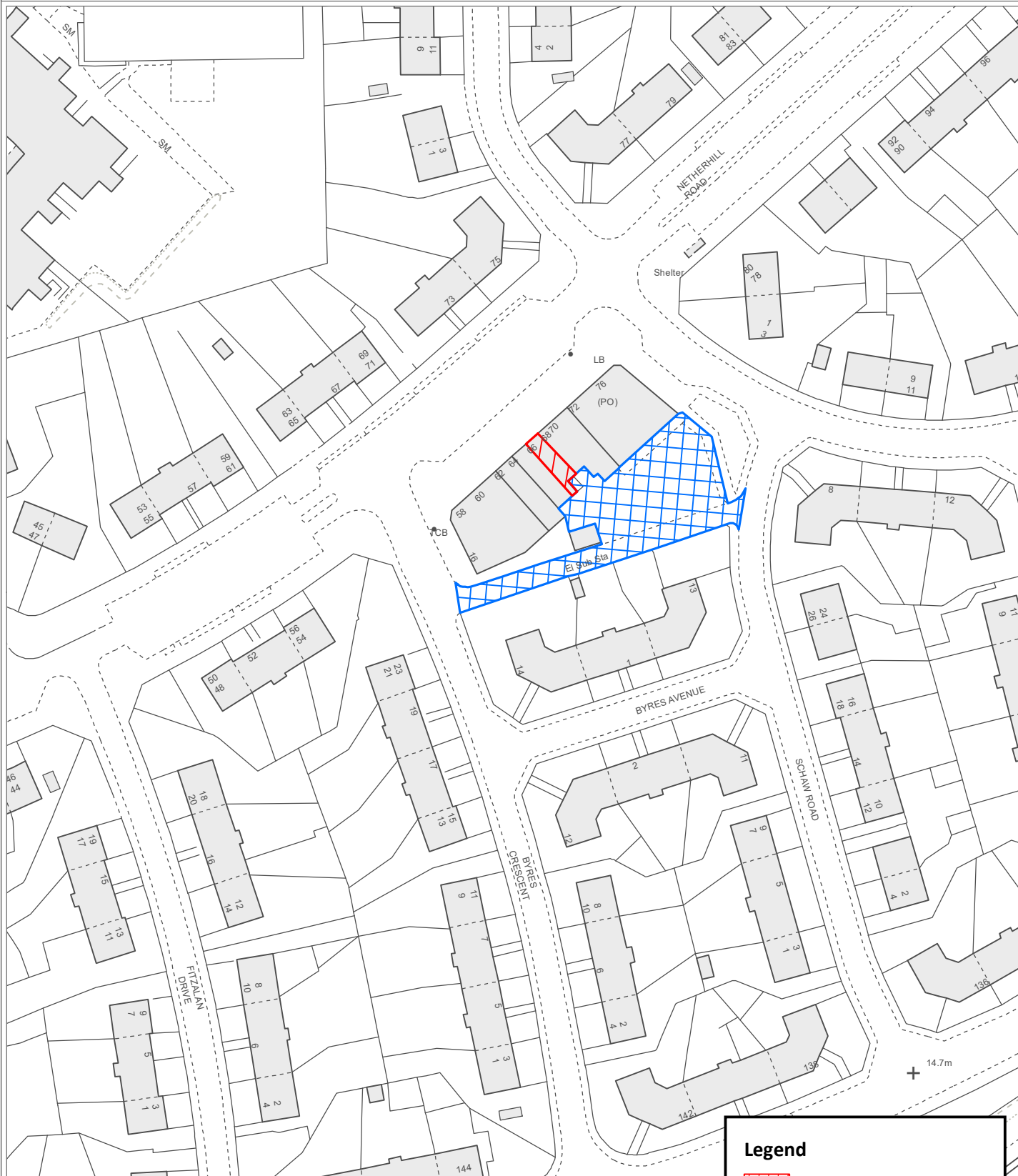
Report / Lease Plan Ref. E3202



1:1,250



JW

Date: 14/12/2021



Notes:

Legend

-  Shop area (55 sqm or thereabouts)
-  Service road & yard

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