

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

**On: 15 June 2022**

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**Report by: Chief Executive**

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**Heading: Shop at 30 Glenburn Road, Paisley**

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## 1. Summary

- 1.1 The purpose of this report is to authorise a change of use at the shop property at 30 Glenburn Road, Paisley.

## 2. Recommendations

- 2.1 It is recommended that the Board:
- i) Authorise the Head of Corporate Governance to conclude a lease of the shop property at 30 Glenburn Road, Paisley on the basis of the change of use detailed in this report.
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## 3. Background

- 3.1 Mr Mohammed Ashraf became the tenant of 22, 28 & 30 Glenburn Road, Paisley in March 2006. Number 22 trades as a Licensed Grocer & Newsagent and has a current annual rental of £8,400. Number 22 is used for storage only, at a rent of £3,960 per annum. Both of these rents were set in January 2018. Number 30 is also used for storage purposes, and since 2012, has been leased in the name of Mr Ashraf's wife, Farhat Ashraf. The current rental at this address is £3,800.
- 3.2 The Infrastructure, Land & Environment Policy Board on 21<sup>st</sup> March 2018 approved new 10-year leases at each of these shops, subject to the continuation of the existing uses. These proposed new leases have not yet concluded. Circumstances have changed and the shop at 30 Glenburn Road is no longer required for storage purposes. Mrs Ashraf has requested the Council's consent to open this unit as an Ice Cream Parlour & Confectioners.

- 3.3 This proposal would be compatible with the other traders at Glenburn Road, and would introduce a new service to the area. It would also enhance the parade by having an open retail unit as opposed to a storage facility only. In addition, the rent would increase to £3,960 per annum.
  - 3.4 The onus is on the tenant to ensure that any statutory consents required are obtained.
  - 3.5 The new leases at 22, 28 & 30 must be concluded within 12 months from the date of this Board otherwise revised terms and conditions will be renegotiated.
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## **Implications of the Report**

1. **Financial** – £3,960 annual rent to be achieved.
  2. **HR & Organisational Development** – None.
  3. **Community Planning** – None.
  4. **Legal** – Lease of shop property.
  5. **Property/Assets** – As per 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. 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** – None.
  10. **Risk** – None.
  11. **Privacy Impact** – None.
  12. **Cosla Policy Position** – N.A.
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## **List of Background Papers**

- (a) Report to Infrastructure, Land & Environment Policy Board on 21<sup>st</sup> March 2018
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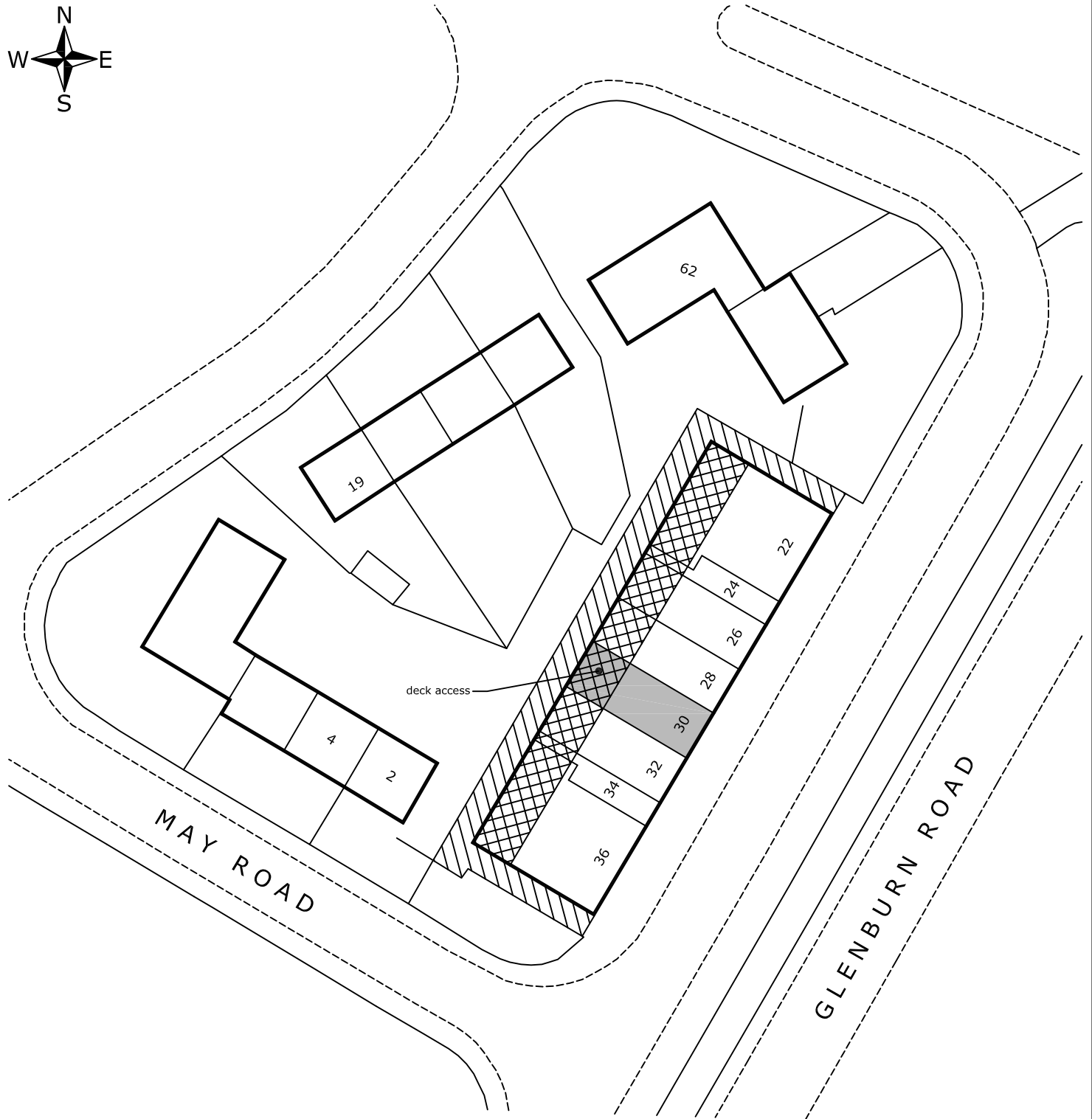
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# CHIEF EXECUTIVE'S ASSET & ESTATES SECTION




Renfrewshire  
Council

TITLE	SHOP LEASE / REPORT PLAN 30 GLENBURN ROAD, PAISLEY PA2 8JG	DRAWING No.	E3232	SCALE	1:500
		DRAWN BY	JW	DATE	MAY 2022



**LEGEND**

-  SHOP AREA TO BE LEASED
-  1/6 SHARE BETWEEN  
Nos. 22, 26, 28, 30, 32 & 36