

**To: Communities and Housing Policy Board**

**On: 7 June 2022**

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**Report by: Chief Executive**

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**Heading: Proposed Disposal of Commercial Property – 21 Maxwellton Street,  
Paisley**

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## **1. Summary**

- 1.1 The purpose of this report is to seek consent to declare the property at 21 Maxwellton Street, Paisley surplus to requirements, the property being shown on the attached plan E3227.
  - 1.2 This is to allow the property to be disposed to the existing tenant.
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## **2. Recommendations**

- 2.1 That the Board declare the commercial property at 21 Maxwellton Street, Paisley surplus to requirements.
  - 2.2 Note that should the Board declare the property surplus, the property will be sold to the existing tenant Mr Wahab on terms and conditions negotiated and provisionally agreed with the Head of Economy and Development under delegated powers.
  - 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
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### 3. Background

- 3.1 The commercial property which is located at 21 Maxwellton Street is currently leased to Mr Wahab. The tenant has been in occupation since the 8<sup>th</sup> of September 2021 when the lease was transferred from the previous tenant who was trading as a cafe. The current rent for the property is £7,800 per annum.
- 3.2 The property continues to trade as a cafe.
- 3.3 This is the only remaining Renfrewshire Council shop unit within a small parade of three shops located in a mixed residential/commercial area to the west of Paisley town centre. Mr Wahab owns the adjoining shop. There will be a capital receipt by the HRA Account, the Head of Housing has confirmed there would be no objections to this disposal.
- 3.4 The property to be sold is shown outlined on plan E3227. In addition, the purchaser will be granted a right of access over the strip of land shown hatched on plan E3227 to facilitate access to carry out future repair and maintenance of the shop building.
- 3.5 The Head of Corporate Governance has advised that there is no known restriction that would prevent this property being sold. The title deeds are not to hand, and the position will be ascertained when they can be examined.
- 3.6 The tenant has approached the Council to acquire the interest, and following negotiations, a provisional agreement of £65,000 (excluding VAT) which is consistent with market value in the area, has been reached as a purchase price. The Purchaser will also be responsible for the Council's reasonable legal and professional fees in connection with the transaction.

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### Implications of the Report

1. **Financial** - A capital receipt of £65,000 will be achieved for the Housing Revenue Account.
2. **HR & Organisational Development** – Not applicable.
3. **Community/Council Planning** – Not applicable.
4. **Legal** – Conclusion of Sale.
5. **Property/Assets** – As per the content of this 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 because for example it is for noting only. 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. (Report author to arrange this).

8. **Health & Safety** – Not applicable
9. **Procurement** – Not applicable
10. **Risk** – Not applicable
11. **Privacy Impact** – Not applicable
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** – None.

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#### **List of Background Papers**

- (a) None.
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Renfrewshire  
Council

# 21 Maxwellton Street, Paisley

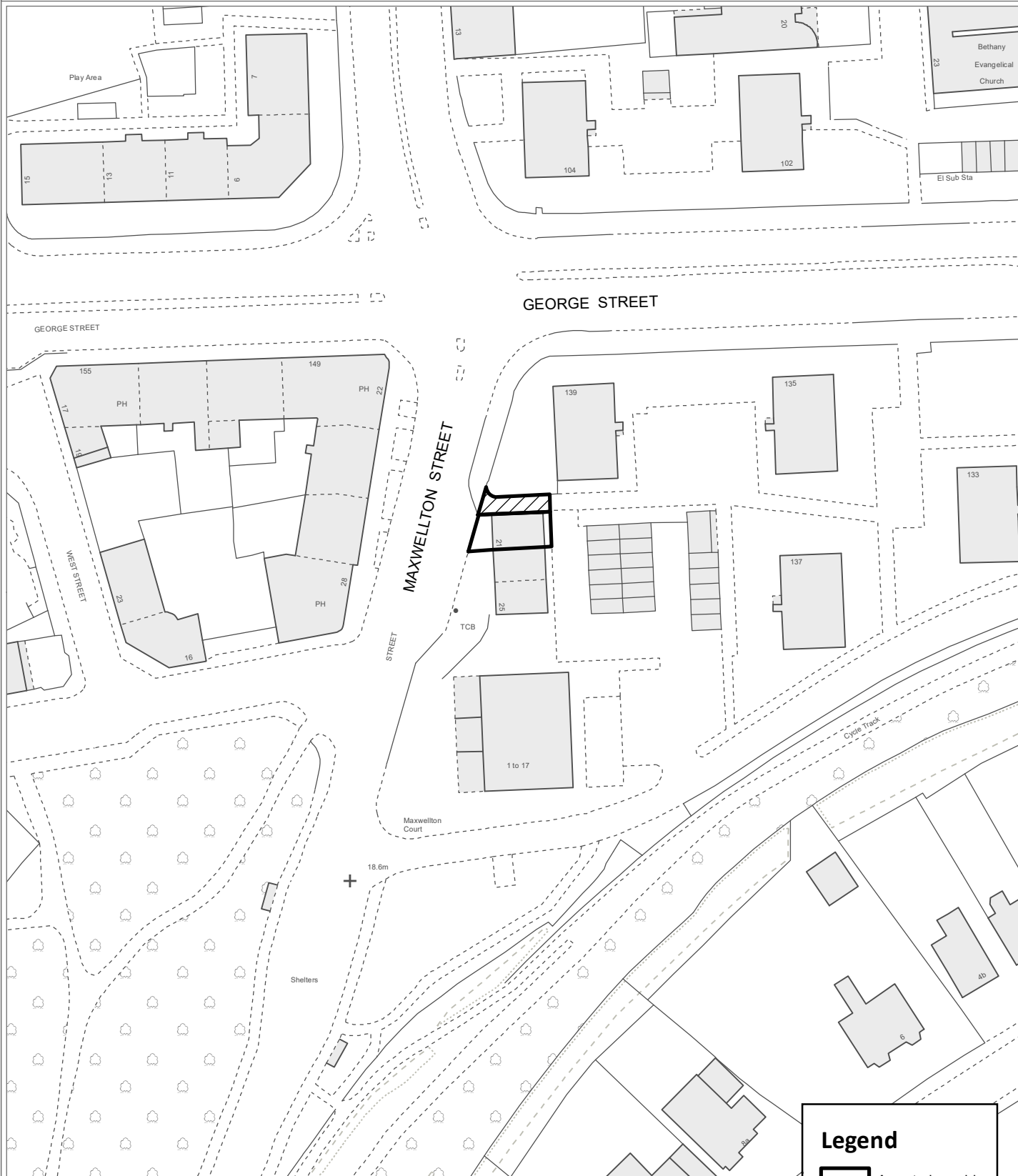
## Report Plan Ref. E3227



1:1,000


JW

Date: 20/04/2022



Notes:

### Legend

-  Area to be sold
-  Right of access

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