



To: Planning & Property Policy Board

On: 10th March 2015

Report by: Director of Development and Housing Services

Heading: Shop Premises at 4 Barscube Terrace, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease at the shop property at 4 Barscube Terrace, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Legal and Democratic Services to conclude a lease of the shop property at 4 Barscube Terrace, Paisley based on the main terms and conditions contained in this report.
-

3. Background

- 3.1. The Planning & Property Policy Board on 24th June 2014 approved a report recommending that this shop property be leased to a Mr Mohammed Arfan Ahmed for a period of 10 years at an annual rental of £10,000, for use as a grocer and newsagents. Despite this, and legal work by respective solicitors in preparing a lease agreement, Mr Ahmed decided not to conclude the lease.

- 3.2. The shop was subsequently remarketed, and is now currently leased to a Mr Nadeem Arif on the basis of a 10 month lease from 9th February 2015 at a monthly rental of £866.67 (£10,400 per annum). Subject to receipt of appropriate consent from the Licensing Board, Mr Arif intends to trade as a licensed grocer and newsagents. If the Licensing Board refuse to grant consent for an off-sales facility in the shop, Mr Arif will operate as a grocer and newsagents only.
- 3.3. Mr Arif has requested a longer term lease to provide him with more security of tenure to assist in the development of his business.
-

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

The following provisional terms and conditions of lease have been agreed with Mr Arif;

- 4.1 The lease shall be for a period of 9 years and shall be on the basis of the Council's standard full repairing and insuring style of lease.
- 4.2 The initial annual rental shall be £10,400, and shall be subject to review every 3 years.
- 4.3 The property shall trade as a licensed grocer and newsagent, subject to receipt of appropriate Licensing Board consent, failing which, it will be a grocer and newsagents only.
- 4.4 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.5 Any other reasonable terms and conditions considered necessary by the Head of Legal and Democratic Services and the Head of Property Services to protect the Council's interest.
-

Implications of the Report

1. **Financial** – Annual rental of £10,400 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** –
Jobs and the Economy – Longer lease will provide greater security of tenure for both landlord and tenant.
4. **Legal** – Lease agreement to be concluded.

5. **Property/Assets** – As per this report.
6. **Information Technology** – none.
7. **Equality & Human Rights** -
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** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

Author Andrew Smith, Assistant Asset & Estates Surveyor, tel. 0141 618 6180,
email – andrew.smith@renfrewshire.gov.uk

DEVELOPMENT & HOUSING SERVICES

ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN SHOP LEASE AT 4 BARSCUBE TERRACE, PAISLEY	DRAWING No.	E1955	SCALE	1:500
		DRAWN BY	JW	DATE	MAY 2014

