

To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Shop at 46 Foxbar Road, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 46 Foxbar Road, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance to conclude a new lease of the shop property at 46 Foxbar Road, Paisley on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 LA Studios Ltd have been tenants of 46 Foxbar Road, Paisley since February 2005. The shop trades as a hairdressers & ancillary beauty salon, and the current annual rental is £6,300.
- 3.2 The lease is now operating on a year to year basis. The current tenants wish to transfer the business to Abby Murray & Gemma Lowe, however a new longer term lease has also been requested to afford more security of tenure.
- 3.3 Discussions have taken place with the relevant parties, and the following main terms and conditions have been provisionally agreed.

4. Proposed terms and conditions of lease;

- 4.1 The existing lease shall be renounced at a mutually agreed date between all parties. This date shall also be the date of entry in the new lease.
- 4.2 The new lease shall be for a period of 10 years, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The new annual rental shall be £6,900 which is considered to be the full market rental value, reviewable after 5 years.
- 4.4 The use of the property shall continue as a hairdresser & ancillary beauty salon only.
- 4.5 The tenants shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- 4.6 Note that the new lease must be concluded within 6 months from the date of this Board otherwise revised terms and conditions will be renegotiated.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.

Implications of the Report

- 1. **Financial** – £6,900 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.

List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk

User: hocraigj1

Date: 13/07/2022



Notes:
Please enter notes here