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**To: Planning & Property Policy Board**

**On: 26<sup>th</sup> January 2016**

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**Report by: Director of Finance & Resources**

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**Heading: Shop premises at 64 Netherhill Road, Paisley.**

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**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 64 Netherhill Road, Paisley.

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**2. Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 64 Netherhill Road, Paisley, on the basis of the main terms and conditions contained in this report.

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### 3. **Background**

3.1. Mr Muhammed Atif has been the tenant of the Council owned shop property at 64 Netherhill Road, Paisley on the basis of a short term month to month lease from October 2013. The shop trades as a grocer and newsagent and has a current passing rental of £4,700 per annum. Mr Atif has requested that he move to a longer term lease in order to have more security at this address, which will then allow him scope to invest further in the business.

3.3. Discussions have taken place with Mr Atif, and the following main terms and conditions of lease have been provisionally agreed.

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

4.1 The existing lease shall end at a mutually agreed date between both parties.

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 initial annual rental shall be £5,200, and the rent shall be subject to a further review after 5 years.

4.4 The lease shall be in the name of Mr Atif's company, ie Jazzy Pricebuster Ltd.

4.5 The use of the property shall be as a grocer & newsagent.

4.6 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

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## Implications of the Report

1. **Financial** – Annual rental of £5,200 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** –  
  
Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.
4. **Legal** – New lease to be concluded.
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** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

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# 64 Netherhill Road, Paisley

## Lease/Report Plan Ref. E2420



User: howardhaughj2

Date: 12/11/2015



Notes:

### Legend

- Shop area
- Service road & yard