

8. LEASE OF 19 ST HELENS PLACE, ARMADALE

The Council Executive considered a report (copies of which had been circulated) by the Head of Finance and Property Services) seeking approval for a ten year lease of 19 St Helens Place, Armadale.

The report advised that the property was situated at 19 St Helens Place, Armadale in a corner of the neighbourhood development. The location of the property was shown on the plan attached to the report. The property formed part of the council's Commercial Property Portfolio and was currently leased to Mr Mohammed Aslam at a rent passing of £3,700 per annum.

Mr Aslam had undertaken a major investment in the property that included works to improve the frontage, services and the general amenity of the retail and storage areas. To justify the investment he asked the council for a new ten year lease.

The lease was agreed in principle on the terms as detailed in the report.

There was no proposed initial uplift on the rent due to the investment by Mr Aslam and the commitment to a new ten year lease. It was noted that the current rent reflected the market value and secured the occupancy of the property for a further ten years.

In conclusion it was considered in the council's best interest to enter into the ten year lease at 19 St Helens Place, Armadale to Mohammed Aslam on the basis as outlined in the report.

The report recommended that the Council Executive:-

1. Approve a new ten year lease at 19 St Helens Place, Armadale to Mohammed Aslam at an initial rent of £3,700 per annum.
2. Authorise the Head of Finance and Property Services to agree to any changes required to the current terms in order to conclude the transaction, on the basis that any revised terms and conditions represent best value for the council.

Decision

To approve the terms of the report.