

Report

Report to:	Estates Committee
Date of Meeting:	31 May 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Lease of 8 Cathcart Place, Rutherglen
----------	---

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ note the action taken in terms of Standing Order No 36(c), for a lease to be granted by the Council of 8 Cathcart Place, Rutherglen to James Bryce Lindsay, T/A Spot On Car Care.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that a 15 year lease is granted to James Bryce Lindsay, trading as Spot on Car Care for 8 Cathcart Place, Rutherglen on the main lease terms and conditions outlined in 5.1.
- (2) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, if appropriate, is authorised to conclude the necessary legal agreements on behalf of the Council.
- (3) that in view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c) the action taken by the Executive Director (Enterprise Resources) in consultation with the Chair and an ex officio Member, be noted.

3 Background

- 3.1 The ground at 8 Cathcart Place, Rutherglen was previously the subject of an historical lease by the Royal Burgh of Rutherglen to a company which erected a small workshop and office.
- 3.2 The Company went into liquidation in late 2002 and the Council subsequently inherited the building.
- 3.3 Due to the dilapidated condition of the building, including structural faults and the presence of asbestos, the building was demolished and the site cleared for future development.
- 3.4 At the same time, the Council had acknowledged that to maximise the economic benefits of the M74 Extension and to accommodate necessary business relocations, there was a requirement to provide industrial and office premises of all sizes and type in Rutherglen and Cambuslang.

- 3.5 Consequently, this led to the creation of the Cathcart Place/Cathcart Road Industrial Unit Development which will consist of 10 small industrial units, 1 of which is the subject of this Report, and 9 others which will be completed early 2006.

4 Present Position

- 4.1 8 Cathcart Place, Rutherglen, is a modern detached industrial unit extending to a gross internal area of 147m²/1,580ft² or thereby, located within the established Bankhead Industrial Estate.
- 4.2 The premises have recently been constructed by the Council and have been designed and specified to a high standard, complete with gas heating, electrically operated vehicle door, WCs, office and private yard and parking.
- 4.3 The prospective tenant of the premises, Mr James Bryce Lindsay, currently occupies Council premises at Farmeloan Road, Rutherglen, which will be demolished to make way for the M74 Extension.

5 Lease Terms and Conditions

- 5.1 The main head terms and conditions proposed are:

Lease:	Tenant, full repairing and insuring.
Term:	15 years with effect from 28 April 2005.
Break Options:	Tenant only on 28 April 2008 and 3 yearly thereafter.
Use:	As a workshop in connection with the tenant's vehicle body repair and spray painting business and any other use approved by the Landlord in writing in terms of Use Classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997.
Rent reviews:	28 April 2010 and 2015.
Legal Costs:	Each party. Tenant to pay Stamp Duty Land Tax and Registration Dues.
Rent:	£9,500 per annum, payable monthly in advance, exclusive of VAT, local rates and service charges.
Rent free period:	3 months applied over the first 12 months of the lease together with a further 3 months should the tenant not exercise its break option in 2008.

- 5.2 The prospective tenant is a Council tenant and has proved to be satisfactory in all respects.

6 Employee Implications

- 6.1 There are no employee implications regarding the proposal.

7 Financial Implications

- 7.1 There are no financial implications associated with the proposal.

8 Other Implications

8.1 There are no other implications associated with the proposal.

9 Consultation

9.1 The Planning Service has no objection to the proposal.

Iain Urquhart

Executive Director (Enterprise Resources)

9 May 2005

Link(s) to Council Objectives

- Creating Successful Communities
 - By working in Partnership with public bodies, the proposal will result in the relocation of a local business affected by the M74 Extension.

Previous References

None

List of Background Papers

- Location Plan

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Mike Madden, Surveyor

Ext: 5149 (Tel: 01698 455149)

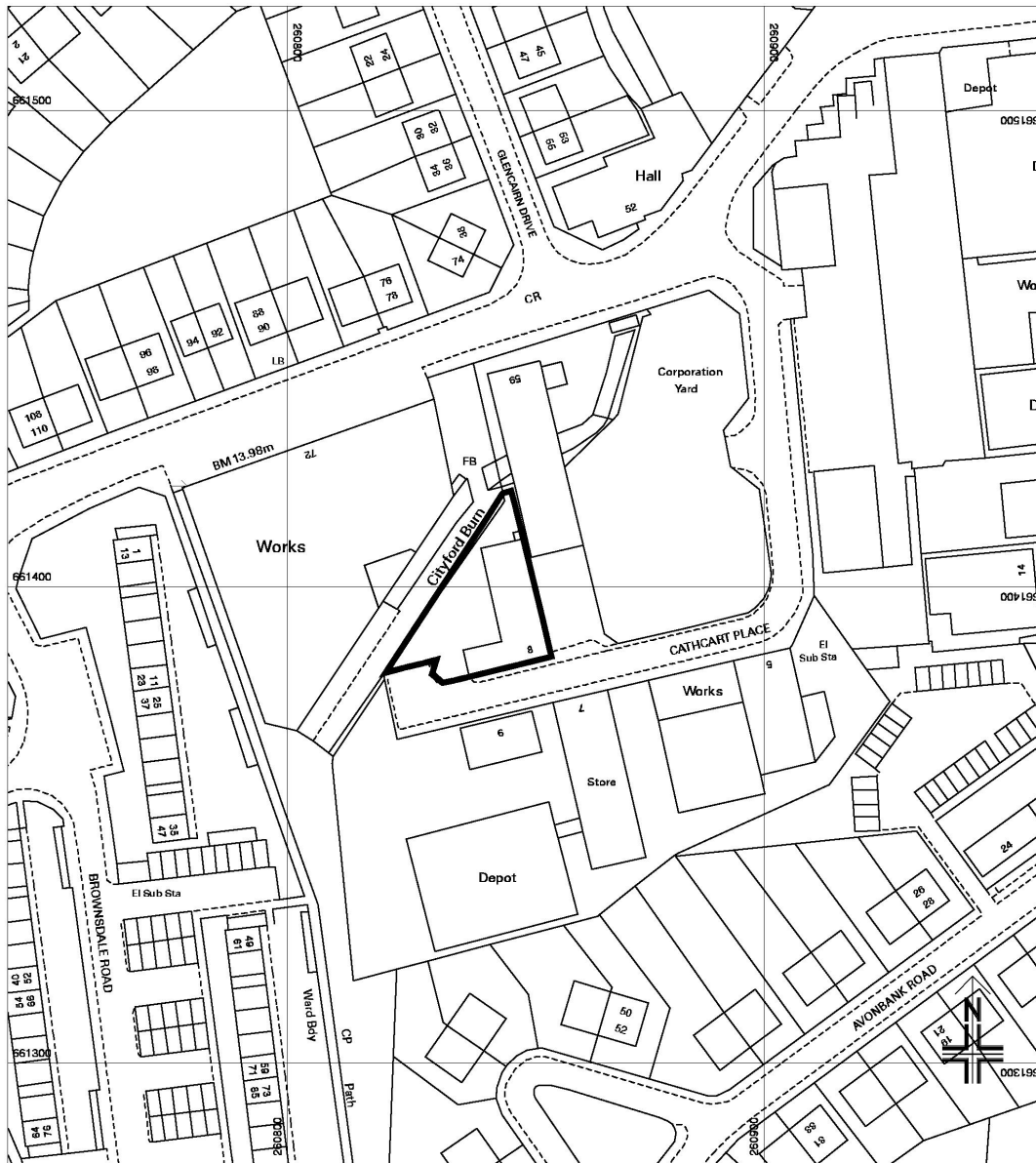
E-mail: michael.madden@southlanarkshire.gov.uk

LOCATION PLAN

8 Cathcart Place
Rutherglen



ESTATES SERVICES



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
©Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
South Lanarkshire Council, Licence Number 100020730 2005

14/04/2005