

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY AND RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE		Subject: INDUSTRIAL & COMMERCIAL LEASES : 1 JANUARY 2013 TO 31 MARCH 2013
From: HEAD OF REGENERATION & INFRASTRUCTURE SERVICES		
Date: 16 MAY 2013	Ref: AF	

1. INTRODUCTION

1.1 The purpose of this report is to advise Committee of the lease transactions approved by the Head of Regeneration & Infrastructure Services in respect of the lease of industrial and commercial properties.

2. BACKGROUND

2.1 The attached appendix lists all the new leases, renewals and assignments (including those reported to Committee) during the period from 1 January 2013 to 31 March 2013. As detailed in the attached schedule, a total of 51 properties were let, renewed or assigned during the period (4 offices, 9 retail units, 29 industrial units, 1 compound, 4 ground leases and 4 miscellaneous properties), generating £393,600 in annual rent. As a result, a total of approximately 185 jobs were maintained or created of which 42 were new jobs.

3. STATISTICS

3.1 For the Committee's information, the figures for the past year are shown below:-

Dates	Properties let	Rental generated	Jobs maintained/ created
01/04/12-30/06/12	51 (11 offices, 2 retail units, 20 industrial units, 11 grazing lets, 1 ground lease, 2 utilities and 4 miscellaneous properties)	£237,940	106 (26 new)
01/07/12-30/09/12	45 (7 offices, 3 retail units, 29 industrial units, 1 compound, 3 ground leases and 2 miscellaneous properties)	£278,810	162 (65 new)
01/10/12-31/12/12	35 (5 offices, 7 retail units, 14 industrial units, 1 compound, 2 grazing lets and 6 miscellaneous transactions)	£137,742	82 (23 new)
01/01/13-31/03/13	51 (4 offices, 9 retail units, 29 industrial units, 1 compound, 4 ground leases and 4 miscellaneous properties)	£393,600	185 (42 new)
TOTAL	182 (165 new lettings)	£1,048,092	535 (156 new)

4. ECONOMIC OUTLOOK

- 4.1 Apart from greater London, the wider UK economy is still showing limited growth with most regions struggling to recover from the current economic recession. In the property market most prospective tenants are benefiting from an over supply of vacant units with private landlords offering generous incentives to attract tenants.
- 4.2 In these difficult circumstances the Council's commercial property portfolio continues to perform well. Although the number of lease terminations is constant and the level of business failures remains high, most vacated units can be re-let quickly and the take up of small to medium sized units remains steady.
- 4.3 The table below shows an improvement year on year in the performance of the commercial property portfolio over the past two years despite weak demand in the property market.

Financial Year	Rent generated	Transactions	Jobs maintained
01/04/11-31/03/12	£870,000	161	605
01/04/12-31/03/13	£1,048,092	182	535

As reported in a previous report to this Committee on 21 February 2012, a slowdown in market activity was experienced in the portfolio during the final quarter of 2012, but as predicted the number of transactions that concluded during January to March 2013 increased significantly resulting in a 20% increase in annual revenue generated when compared to the previous year.

5. RECOMMENDATION

- 5.1 It is recommended that Committee notes the contents of the report and the leases granted by the Head of Regeneration & Infrastructure Services under delegated authority.



ERIC HISLOP
Head of Regeneration & Infrastructure Services

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

Commercial Property Portfolio Leases

Transactions completed between 01/01/2013 and 31/03/2013

<i>Category</i>	<i>Property</i>	<i>Tenant</i>	<i>Transaction</i>	<i>Use</i>	<i>Rent pa</i>	<i>Employment</i>	<i>Jobs created</i>
Office	(4 transactions)						
	Unit 11 Enterprise House, Dalziel Street, Motherwell, ML1 1PJ (7620)	Versatile Signage Limited	New Lease	Signage Making	£1,700	3	1
	Unit 3, 11 Princess Road, Strathclyde Business Centre, New Stevenston, ML1 4HP (8491)	Mr Martin Geraghty	New Lease	Results Tracing Agency	£1,150	1	0
	Suite W, 1/11 High Road, Town Hall Business Centre, Motherwell, ML1 3HU (8574)	Barnardo's	New Lease		£3,100	0	0
	1 Islay Way, Coatbridge, ML5 5NU (8518)	I Am Bikes	New Lease	Recycling	£8,400	2	2
Sub totals for Office transactions					£14,350	6	3

<i>Category</i>	<i>Property</i>	<i>Tenant</i>	<i>Transaction</i>	<i>Use</i>	<i>Rent pa</i>	<i>Employment</i>	<i>Jobs created</i>
Retail (9 transactions)							
	16 Dorlin Road, Stepps, Glasgow, G33 6AP (8476)	Danny Bhoys Ltd	Lease Renewal/Rent Review	grocers	£2,100	0	0
	176 Woodhall Avenue, Coatbridge, ML5 5DD (8507)	Mohinder Singh	Lease Renewal/Rent Review	Licensed Grocer	£6,500	3	1
	21 Deedes Street, Airdrie, ML6 9AF (8519)	Colin Hunter	New Lease	café	£4,150	2	2
	304 Caledonian Road, Wishaw, ML2 0HY (8534)	Kirsty Cockburn	New Lease	dog grooming salon	£3,600	2	0
	2 Kippen Street, Airdrie, ML6 9AZ (8516)	North Airdrie Credit Union Limited	New Lease	credit union	£3,000	0	0
	62 Windmillhill Street, Motherwell, ML1 1TA (8360)	Scottish Association For Mental Health	New Lease	Community Based Service	£9,400	0	0
	120 Windmillhill Street, Motherwell, ML1 1TA, ML1 1TA (7183)	Boots UK Limited	Lease Renewal/Rent Review	Chemist	£12,500	4	0
156	23 Lawmuir Road, Bellshill, ML4 2BZ (8576)	Kim McFarlane T/A Creative Looks Hair & Beauty	New Lease	hair and beauty salon	£4,500	3	3
	140 Merry Street, Motherwell, ML1 1NA (8008)	Peter Equi & Sons Limited	New Lease	Retail	£8,200	6	6
Sub totals for Retail transactions					£53,950	20	12

<i>Category</i>	<i>Property</i>	<i>Tenant</i>	<i>Transaction</i>	<i>Use</i>	<i>Rent pa</i>	<i>Employment</i>	<i>Jobs created</i>
Industrial (29 transactions)							
	43 Hagmill Road, East Shawhead Industrial Estate, Coatbridge, ML5 4LY (8483)	Andrew Bertram t/a B & G Autos	New Lease	Garage Services & M.O.T.	£9,800	4	2
	Unit 12, 1 Princess Road, Coronation Road Industrial Estate, New Stevenston, (8467)	Mr Dennis Gray t/a Milk Bar Initiative	New Lease	Manufacturing - Refrigeration Repairs	£5,800	2	0
	73 Kelvin Road North, Lenziemill Industrial Estate, Cumbernauld, G67 2BD (8464)	Bauer Kompressoren UK Limited	New Lease	High Pressure Air & Gas Manufacturer	£4,200	4	2
	3 Dunlin Court, Strathclyde Business Park, Bellshill, ML4 3NH (8473)	Handicare Accessibility Limited	Lease Renewal/Rent Review	Accessibility equipment	£13,200	3	0
	1 Earn Avenue, Righead Instrial Estate, Bellshill, ML4 3LW (8449)	Clyde Refrigeration & Air Conditioning Ltd.	New Lease	refrigeration and air conditioning	£10,000	11	0
	65 Kelvin Road North, Lenziemill Industrial Estate, Cumbernauld, G67 2BD (8391)	Paul Berry t/a Paul Berry Plumbing	New Lease	Plumbers	£3,000	3	0
	8 Laverock Road, Stirling Road Industrial Estate, Bellshill, ML6 7UD (8302)	Solideal UK Limited	Lease Renewal/Rent Review	industrial supplies	£8,300	4	0
157	9 Coatbank Street, Coatbank Street Industrial Estate, Coatbridge, ML5 3SP (8235)	Rooneysbedstore Ltd	New Lease	Furniture	£7,500	1	1
	16E Netherdale Road, Netherton Industrial Estate, Wishaw, ML2 0ER (8218)	Jamie Crozier	New Lease	catering	£2,200	0	0
	16D Netherdale Road, Netherton Industrial Estate, Wishaw, ML2 0ER (8217)	Ian Muir	New Lease	amateur sports club	£2,200	2	0
	16B Netherdale Road, Netherton Industrial Estate, Wishaw, ML2 0ER (8215)	Martine Nolan	New Lease	online retailing	£2,200	1	1
	22E Netherdale Road, Netherton Industrial Estate, Wishaw, ML2 0ER (8200)	Pomphreys	New Lease	storage of files	£3,800	2	2
	E3 North Caldeen Road, Calder Street Industrial Estate, Coatbridge, ML5 4EF (7534)	CFM Building Services Limited	New Lease	Building Services	£26,000	0	0
	6 Teal Court, Strathclyde Business Park, Bellshill, ML4 3NN (8305)	Automatic Retailing (Scotland) Limited	Lease Renewal/Rent Review	vending machine supplier	£19,300	26	0

<i>Category</i>	<i>Property</i>	<i>Tenant</i>	<i>Transaction</i>	<i>Use</i>	<i>Rent pa</i>	<i>Employment</i>	<i>Jobs created</i>
	85 Kelvin Road North, Lenziemill Industrial Estate, Cumbernauld, G67 2BD (8536)	Robert James Homes Ltd	New Lease	Building	£3,000	3	2
	56 Telford Road, Lenziemill Industrial Estate, Cumbernauld, G67 2AX (8560)	Gormley's Bakery Ltd	New Lease	Food Production	£6,500	3	2
	5 Earn Avenue, Righead Industrial estate, Bellshill, ML4 3LW (8558)	Catriona Burns	New Lease	courier	£10,000	9	0
	18F Netherdale Road, Netherton Industrial Estate, ML2 0ER (8543)	Frank McAteer and Stephen McAteer t/a F&S Landscapes	New Lease	landscaping	£2,200	3	1
	21 Upper Mill Street, Airdrie, ML6 6JJ (8504)	Norwood Construction Services Ltd	New Lease	construction	£2,700	11	0
	58 Canyon Road, Excelsior Park, ML2 0EG (8578)	Eagle Couriers(Scotland) Limited	New Lease	courier/distribution	£24,000	4	0
	20C Netherdale Road, ML2 0ER (8586)	William Reid Rundell T/A Rundell Occupational Health and Safety Services	New Lease	health & safety	£3,800	3	2
	20A Netherdale Road, Netherton Industrial Estate, ML2 0ER (8535)	Original Part Supply Ltd	New Lease	wholesales of car parts and accessories	£3,800	1	0
158	2 Upper Mill Street, Airdrie, ML6 6JJ (8526)	Raymond Edward Wood	New Lease	engineering	£4,300	1	0
	4 Fyne Avenue, Bellshill, ML4 3LJ (8522)	Fuellink Systems Ltd	New Lease	fuel management and manufacturing	£25,000	14	0
	Unit E Stobcross Street, Stobcross Street Industrial Estate, Coatbridge, ML5 1BE (8514)	George Leslie	New Lease	Material Testing	£2,700	2	1
	43 Kelvin Road North, Lenziemill Industrial Estate, Cumbernauld, G67 2BD (8589)	Thomas Doyle	New Lease	Dental Laboratory	£3,000	1	0
	74 Telford Road, Lenziemill Industrial Estate, Cumbernauld, G67 2NJ (8505)	BAM Nuttall Ltd	New Lease	Civil Engineering	£1,600	10	0
	9/11 Upper Mill Street, Airdrie, ML6 6JJ (7581)	Acres Veterinary Centre	New Lease	veterinary practice	£5,700	10	1
	100 Telford Road, Lenziemill Industrial Estate, Cumbernauld, G67 2NJ (8492)	Matthew Flood	New Lease	Catering	£3,000	2	2
Sub totals for Industrial transactions					£218,800	140	19

<i>Category</i>	<i>Property</i>	<i>Tenant</i>	<i>Transaction</i>	<i>Use</i>	<i>Rent pa</i>	<i>Employment</i>	<i>Jobs created</i>
Compound (1 transaction)							
	Logans Road / John Muir Way, Motherwell, ML1 3QL (8542)	Bett Homes Limited	New Lease	Advertising Signage	£1,500	0	0
			Sub totals for Compound transactions		£1,500	0	0
Ground (4 transactions)							
	Land at Larchfield Road, Moodiesburn, Glasgow, G69 0EF (8440)	Palvinder Padda	New Lease	ground for portacabins	£1,500	4	4
	Former Managers House, 162 Logans Road, Motherwell, ML1 3PB (8573)	INI Enterprises Limited	Lease Renewal/Rent Review		£2,500	3	3
	275-277 Main Street, Bellshill, ML4 (8553)	Tesco Stores Limited	Lease Renewal/Rent Review	Car Park	£44,000		
	Caravan & Camping Park, Strathclyde Country Park, Hamilton Road, Motherwell, ML1 (8554)	Caravan Club	New Lease	Caravan & Camping Site	£15,500	2	0
			Sub totals for Ground transactions		£63,500	9	7
Miscellaneous (4 transactions)							
	Palacerigg Country Park, Cumbernauld, G67 3HU (8538)	Reece Cadona	New Lease	Ice Cream Franchise	£1,850	3	0
	Drumpellier Country Park, Coatbridge, ML5 1RX (8539)	Reece Cadona	New Lease	Ice Cream Franchise	£10,100	3	0
	Strathclyde Country Park, Motherwell, ML1 3ED (8537)	John Cadona	New Lease	Ice Cream Franchise	£27,550	3	0
	Auchinstarry Picnic Area Car Park, Howe Road, Kilsyth, G69 (8266)	Donna McLaren	New Lease	hot food franchise	£2,000	1	1
			Sub totals for Miscellaneous transactions		£41,500	10	1
Total number of transactions - 51		Totals for all transactions -			£393,600	185	42

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