

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE		Subject: PROPOSED EXTENSION TO LEASE OF 31 COATBANK STREET, COATBRIDGE TENANT: SALLY SALON SERVICES LTD
From: HEAD OF LAND SERVICES		
Date: 5 September 2013	Ref: R2990192	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to grant an extension to the existing lease of the industrial unit at 31 Coatbank Street, Coatbridge to Sally Salon Services Ltd or their nominees.

2. BACKGROUND

- 2.1 The property is currently leased to Sally Salon Services Ltd for the purposes of their hairdressing supplies business.
- 2.2 The current lease which began on 1 November 2006 and is currently running on tacit relocation expires on 31 October 2013.
- 2.3 The current rent is £6235 per annum exclusive of VAT.

3. DESCRIPTION

- 3.1 The property is situated centrally within Coatbridge on a busy thoroughfare, as shown on the attached plan.
- 3.2 The subjects comprise a mid-terrace industrial unit of facing brick and block construction with a profile sheet roof.
- 3.3 The subjects have a total gross internal area of 90.3 square metres (972 square feet) or thereby.

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4. TERMS OF LEASE

4.1 Provisional agreement has been reached on the following terms and conditions:-


- (i) **Lease Term:** 5 years extension from 31 October 2013.
- (ii) **Rental:** Seven Thousand Two Hundred and Fifty Pounds (£7250) per annum exclusive of VAT.
- (iii) **Rent Review:** None.
- (iv) **Use:** Hairdressing Supplies.
- (v) **Other:** Amend lease plan to show common areas.

5. CORPORATE CONSIDERATIONS

5.1 It is considered good estate management practice to secure good tenants on as long a lease term as possible and this proposal is therefore of benefit to the Council in revenue terms.

6. RECOMMENDATIONS

- 6.1 It is recommended that the Committee agree to extend the lease of the unit at 31 Coatbank Street, Coatbridge, as detailed above.
- 6.2 All other terms and conditions to be adjusted by the Head of Land Services.



KENNETH WILSON
Head of Land Services

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

LOCATION PLAN - For Information Only

Title: 31 Coatbank Street

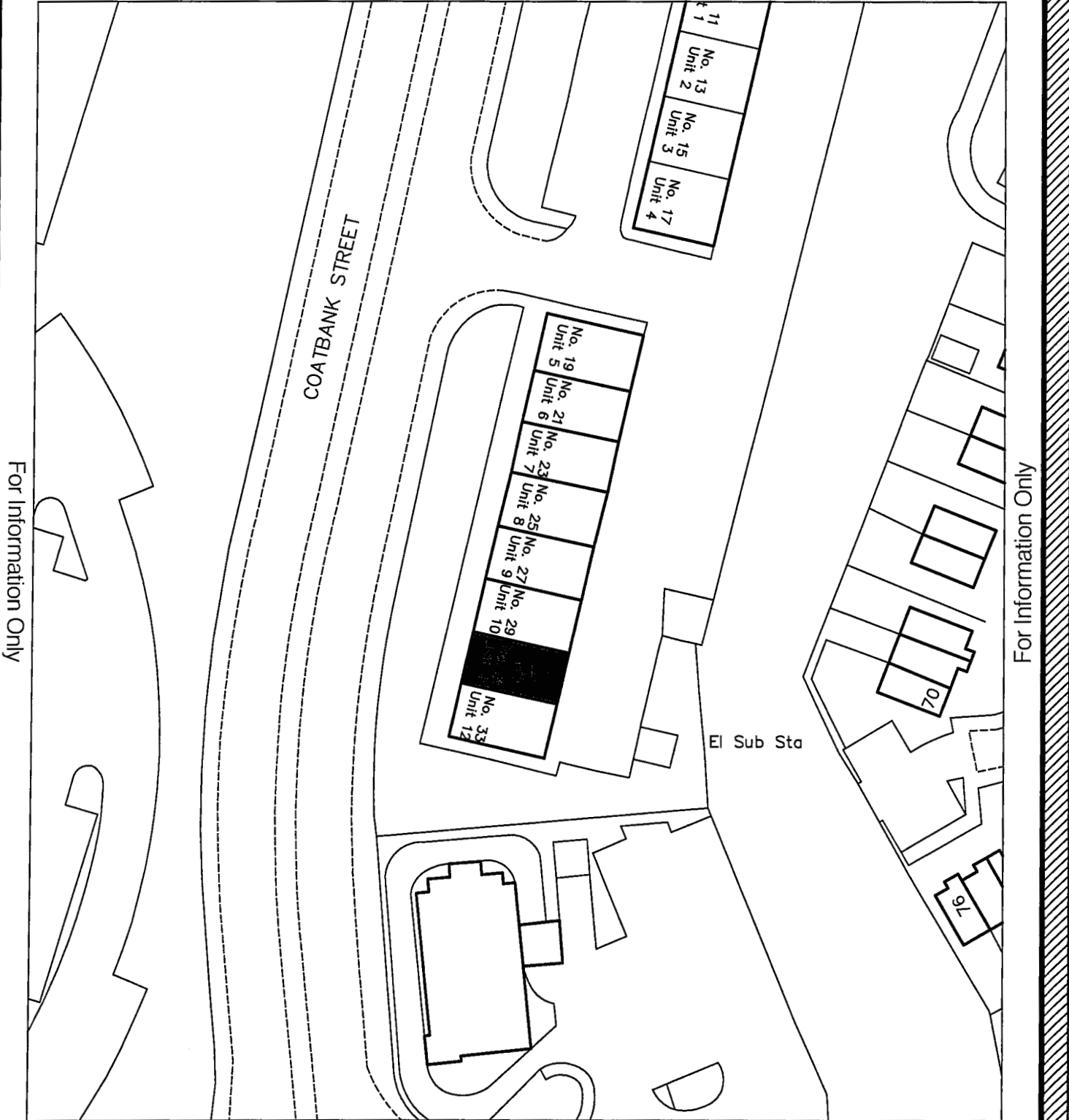
Scale 1:N.T.S.



Town: Coatbridge

Date: 13/08/2013

LAND SERVICES



CARTOGRAPHIC SERVICES

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