

## REPORT

To: <b>BELLSHILL AND DISTRICT LOCAL AREA PARTNERSHIP/AREA COMMITTEE</b>		Subject: <b>BELLSHILL TOWN CENTRE</b>
From: <b>HEAD OF PROPERTY SERVICES</b>		
Date: <b>5 February 2009</b>	Ref: <b>IN/CB</b>	

**1. INTRODUCTION**

- 1.1 The purpose of this report is to provide information on the Council's ownership of retail units in Main Street, Bellshill together with details of the total rents receivable from these shops.

**2. PROPERTY DETAILS**

- 2.1 The NLC property holding in relation to retail units available within the Council's commercial property holding in Bellshill Town Centre is fairly limited with only five shops being in our ownership. The addresses and tenants occupying these shops are noted below:-

<b>Tenant</b>	<b>Address</b>	<b>Passing Rental (per annum)</b>
Vacant	169 Main Street, Bellshill (currently on market subject to tender).	Offers over £15,800
Imtiaz Ahmed	173 Main Street, Bellshill	
Patrick Blair	186 Main Street, Bellshill	
Michael McMahon MSP	188 Main Street, Bellshill	
Dr Roy Smith	386 Main Street, Bellshill	

Total rents receivable £32,400  
(excluding 169 Main Street)

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### **3. REGENERATION PROPOSALS**

3.1 Having regard to our limited ownership in the Town Centre, Property Services are currently involved in a number of projects which will help regenerate the Town Centre, which are briefly summarised as follows:-

#### **3.1.1 The Tesco Development**

Property Services have been involved in a property transaction which will allow Tesco to develop a major new supermarket at the edge of the Town Centre at North Road and Emma Jay Road. Our element of the sale was completed in 2008. As part of that development, Tesco are proposing to develop car parking on the site of 275 Main Street which should support the Town Centre. This will provide a retail supermarket in the order of 7,687 square metres (82,742 square feet) and part of the proposals involve complete demolition of units fronting onto Main Street. This will have the effect of ensuring that the store forms an accessible part of the Town Centre.

#### **3.1.2 Former Gents' Toilet at Thorn Road**

This property has been sold to allow redevelopment of this landmark and allow development of a business venture.

#### **3.1.3 Property above 169 to 173 Main Street**

Situated at upper floor level above the former Global Video store, this property is in the process of being sold to facilitate redevelopment of this building and regeneration of the Town Centre. It is anticipated that this will be sold for residential use.

#### **3.1.4 Shop at 169 Main Street**

This highly prominent frontage at the entrance to the Town Centre (formerly Global Video) has received investment of approximately £27,000 to improve it both cosmetically and physically in order to improve civic amenity and in an attempt to attract the best possible tenant. It is presently being offered to let.

#### **3.1.5 Morrisons, John Street, Bellshill**

Property Services were involved in detailed negotiations with Morrisons with a view to acquiring a ground lease interest held by the Council which would allow further development of their store. Terms were agreed and approved by Committee, however Morrisons decided not to proceed.

### **3.2 Wider Council Initiatives in Bellshill Town Centre**

Property Services have an ongoing dialogue with both the Town Centre Manager and Economic Development to explore ways in which improvement of the Bellshill Town Centre can be addressed.

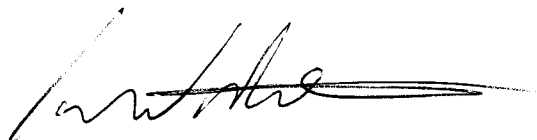
3.3/

- 3.3 Members should note that a number of services are strategically located in the Town Centre, in particular:-

Social Work Area Office, 8 Emma Jay Road, Bellshill  
Housing Area Office, 303 Main Street, Bellshill  
Social Work, 315 Main Street, Bellshill  
Bellshill Cultural Centre, John Street, Bellshill  
Registration Office, 20-22 Motherwell Road, Bellshill  
Bellshill First Stop Shop, 26 Motherwell Road, Bellshill  
Bellshill Community Education Centre, John Street, Bellshill

#### **4. RECOMMENDATIONS**

- 4.1 It is recommended that the Committee note the content of this report.



**IAN NISBET**  
**Head of Property Services**

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.

