

**REPORT**

<b>TO:</b>	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUB COMMITTEE	<b>SUBJECT:</b>	PROPOSED LONG LEASE, 7 JOHN STREET, BELLSHILL
<b>FROM:</b>	DIRECTOR OF PLANNING & DEVELOPMENT		
<b>DATE:</b>	10 NOVEMBER 1998	<b>REF:</b> GS/FF/ R3890604(1832)	

**1. PURPOSE OF REPORT**

Committee is requested to agree to the terms of a new 21-year lease to Mr Peter McKenna t/a Maxis Taxis.

**2 DESCRIPTION**

The subjects comprise a yard extending to 353 square yards which is currently used by the tenant in connection with his taxi and auto electrician's business.

The subjects are located within the central area of Bellshill, lying between the Dental Surgery and the Community Centre. Please refer to attached location plan.

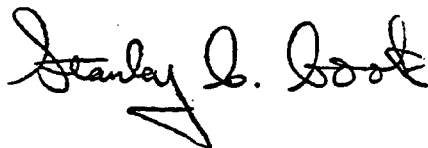
**3 BACKGROUND**

The property is currently leased to Mr Peter McKenna on the basis of a 10-year lease which expires at 28 December 1999 and at a current rental of £2,000 per annum.

Mr McKenna now wishes a new long lease which will improve his security of tenure and enable him to borrow from his Bank to upgrade the premises. Having established that there are no planning proposals affecting this property, I have provisionally agreed to enter into a new 21-year lease at a commencing rental of £2,900 per annum with 5-yearly rent reviews.

**4 RECOMMENDATIONS**

It is recommended that Committee agree to enter into a new long lease on the terms stated above.



**STANLEY COOK**  
Director of Planning & Development

Contact: Should you wish to discuss this matter, please contact Gordon Smith,  
Head of Economic Development and Property, Tel 01236 616203.

Local Member: H McGuigan, Ward 24, Bellshill North.

# LOCATION PLAN - For Information Only

Title: 7 JOHN STREET

Scale: 1250

Town: BELLSHILL

Date: 15/10/98



## Property Division



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## DEPARTMENT OF PLANNING & DEVELOPMENT

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