

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE	SUBJECT: PROPOSED DISPOSAL OF UNITS 16C & 16D GARRELL ROAD, BURNSIDE INDUSTRIAL ESTATE, KILSYTH G65 9JX PROPOSED PURCHASER - STEWART BUCHANAN GAUGES
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	
DATE:	16 FEBRUARY 1999	

1. PURPOSE OF REPORT

The Committee is requested to agree to amendments to its original approval to the proposed disposal of Units 16A - 16D Garrell Road, Burnside Industrial Estate, Kilsyth G65 9JX to Stewart Buchanan Gauges Limited.

2. DESCRIPTION

The properties which are the subject of a proposed disposal form a block of three Units. Units 16A and 16B are single Units, 16C and 16D were joined together to form a double Unit. The terrace was constructed around 1980. It is of a steel portal structure, facing brick dado with profile sheeting above, with a profile steel sheet roof, solid concrete floor deck. Service access is taken via manually operated steel roller shutter doors from a common rear courtyard. Internally the accommodation extends to one large office and two toilet blocks in each Unit. The gross internal area of the subjects is 906 square metres (9,760 square feet) or thereby.

3. BACKGROUND

The Planning & Development (Buildings and Property) Subcommittee at its Meeting on 19 May 1998 approved the proposed disposal of the three Units at 16A - 16D Garrell Road on the following main terms and conditions provisionally agreed with the Directors of Stewart Buchanan Gauges Limited:

- a) Disposal of the Council's interest in industrial Units at 16A - 16D Garrell Road, Burnside Industrial Estate, Kilsyth to Stewart Buchanan Gauges Limited.
- b) Disposal price £118,500 (One Hundred and Eighteen Thousand, Five Hundred Pounds).
- c) The purchasers will be responsible for payment of the Council's reasonable legal costs, stamp duty, registration dues, etc.
- d) North Lanarkshire Council Environmental Services Department to enter into a 5 year full repairing and insuring lease at an initial rental of £5,500 per annum to Stewart Buchanan Gauges Limited for Unit 16A.
- e) Any other terms and conditions considered necessary by the Director of Planning & Development or Director of Administration.

4. /

4. PRESENT POSITION

, Due to the complications with regard to the disposal of the 3 Units and the subsequent leaseback of one of the Units by the Council and the need to obtain a capital receipt within current financial year it is proposed that the following solution is the best way forward. After further negotiations with Mr F Phair, a Director of Stewart Buchanan Gauges Limited, 9 Garrell Road, Burnside Industrial Estate, Kilsyth. He intimated that his Company would be willing to revert to his original request just to purchase Units 16C and 16D before the end of this financial year. With the possibility if they required further space in the future of purchasing the remaining 2 Units from the Council at a later date.

5. AMENDED PROVISIONAL AGREEMENT

An amended provisional agreement has been reached with the Directors Stewart Buchanan Gauges Limited on the following main terms and conditions:

- a) Disposal of the Council's interest in the industrial units at 16C - 16D Garrell Road, Burnside Industrial Estate, Kilsyth, to Stewart Buchanan Gauges Limited.
- b) Disposal price £59,250 (Fifty nine Thousand Two Hundred and Fifty Pounds).
- c) The purchasers will be responsible for payment of the Council's reasonable legal costs, stamp duty, registration dues etc.
- d) Any other terms and conditions considered necessary by the Director of Planning & Development or Director of Administration.

6. RECOMMENDATION

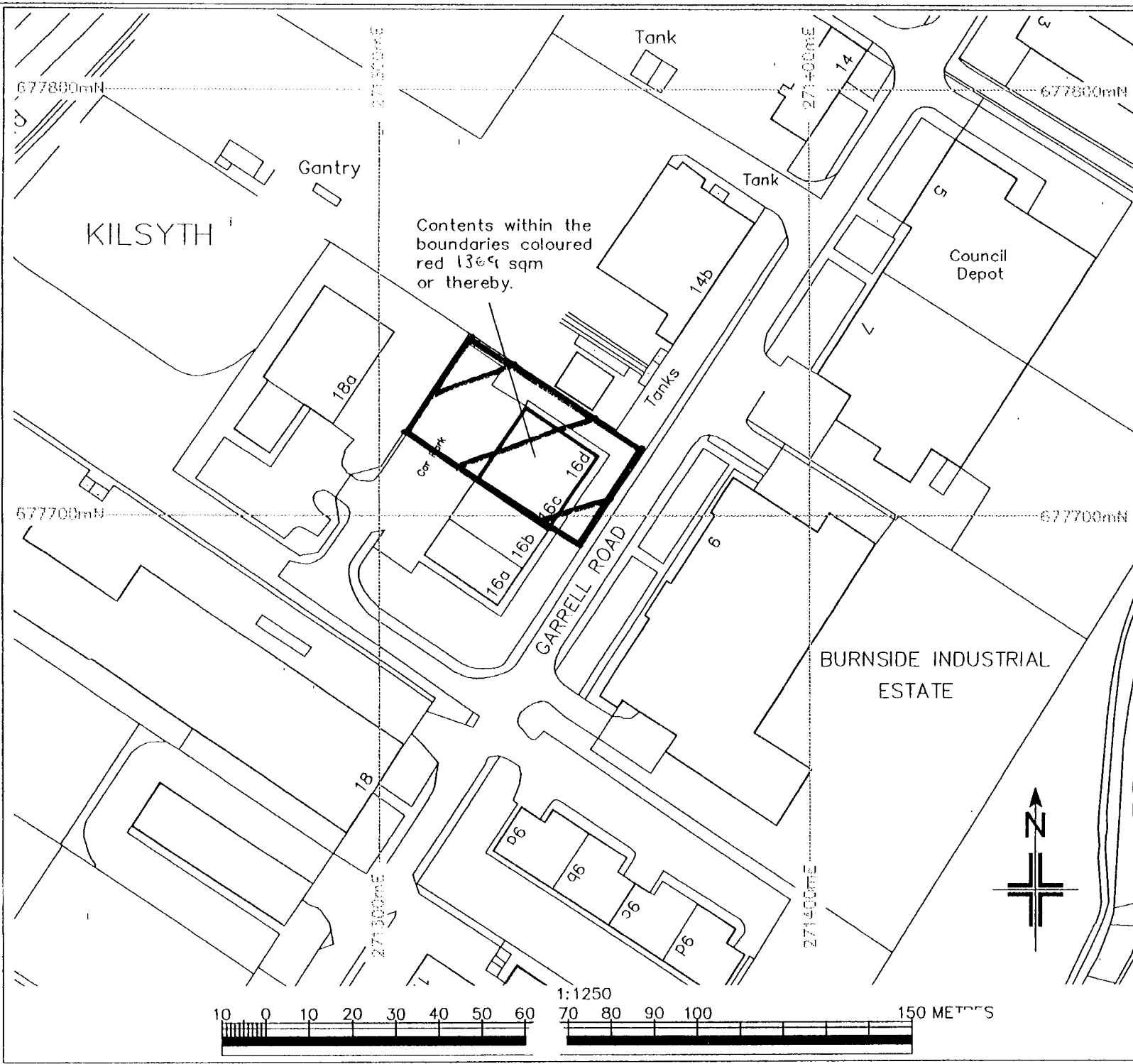
It is recommended that the amended provisional agreement above is approved.



STANLEY COOK
Director of Planning & Development

Contact: Should you wish to discuss this matter please contact Gordon Smith, Head of Economic Development & Property, Planing & Development Department, North Lanarkshire Council, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW.

AHY



Contents within the boundaries coloured red 1369 sqm or thereby.

Rev.	Date	Revision	Initials

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NORTH LANARKSHIRE COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROPERTY DIVISION

CARTOGRAPHIC SERVICES

TITLE
GROUND AT
16c & 16d GARRELL ROAD
BURNSIDE INDUSTRIAL ESTATE
KILSYTH G65

PROJECT
INDUSTRIAL UNITS
To Stewart Buchanan Gauges Ltd

File No.	Job No.
Title No.	Client PLG
Ward	
Surveyed by EW	OS Sheet No. NS7177
Processed by AK	Date 02/07/98 Revision
Checked by <i>AKL</i>	Drawing No.
Scale 1: 1250	15006/3

