

REPORT

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE		SUBJECT: PROPOSED DISPOSAL OF 3 SHOP UNITS, NO.1, 3 & 5 ROWAN PLACE, OLD MONKLAND, COATBRIDGE, ML5 5HN PROPOSED PURCHASERS - MR & MRS B THOMPSON, MR W J MCKENDRY AND MR M ASLAM
FROM :	DIRECTOR OF PLANNING & DEVELOPMENT		
DATE:	16 FEBRUARY 1999	REF: R3290062/R32990070/ R3290089/PGB/HM/	

1. PURPOSE OF REPORT

The Committee is requested to agree to the proposed disposal of three Shop Units, 1, 3 and 5 Rowan Place, Old Monkland, Coatbridge ML5 5HN.

2. DESCRIPTION

The properties which are the subject of the proposed disposals form a terraced block of three similar sized shop units, constructed in brick and building blocks cement hard externally with a concrete floor and a flat roofed surface in asphalt. The approximate estimated age of the properties are 30 to 40 years. The proposed ceiling area extends to 297 square metres or thereby.

3. BACKGROUND

The Council is involved in a comprehensive redevelopment scheme of this part of Old Monkland in an attempt to address some of the problems associated with the area. The intention is to introduce a mixture of tenures through new private sector house building and extensive refurbishment. The Housing Committee has already approved the sale of the housing stock areas of this part of Old Monkland and also the proposed disposal of the three shop units.

There is a concern that the shops in Rowan Place will detract from the comprehensive redevelopment and as such the Director of Planning & Development has been in discussion with the sitting tenants with regard to the possibility of them purchasing the Units subject to them upgrading the Units.

This transaction is contrary to the Council's policy of not disposing of income generating assets. However the circumstances relating to the upgrading of the whole area mean that there are good operational reasons for diverging from this in this instance.

4. PROVISIONAL AGREEMENT

Provisional agreement has been reached with the three sitting tenants. Unit No. 1 Mr & Mrs B Thompson, Unit No. 3 Mr McKendry and Unit No.5 Mr M Aslam on the following main terms and conditions:

- 1) Disposal price £18,500 (Eighteen Thousand Five Hundred Pounds) for each Unit.
- 2) /

- 2) Dispose of subject to tenants agreeing to undertake certain repairs and upgrading works to the terrace which will be set out by the Council.
- 3) The above upgrading works will be subject to a timescale of completion, 3 years after the proposed date of transfer of the Old Monkland Redevelopment Opportunity.
- 4) The purchasers will be responsible for the payment of the Council's reasonable legal costs, stamp duty, registration dues, etc.
- 5) Any other terms and conditions considered necessary by the Director of Planning & Development, Director of Housing and Director of Administration.

6. RECOMMENDATION

It is recommended that the provisional agreement above is approved.



pc **STANLEY COOK**
Director of Planning & Development

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

AH/

LOCATION PLAN - For Information Only

Title: Rowan Place

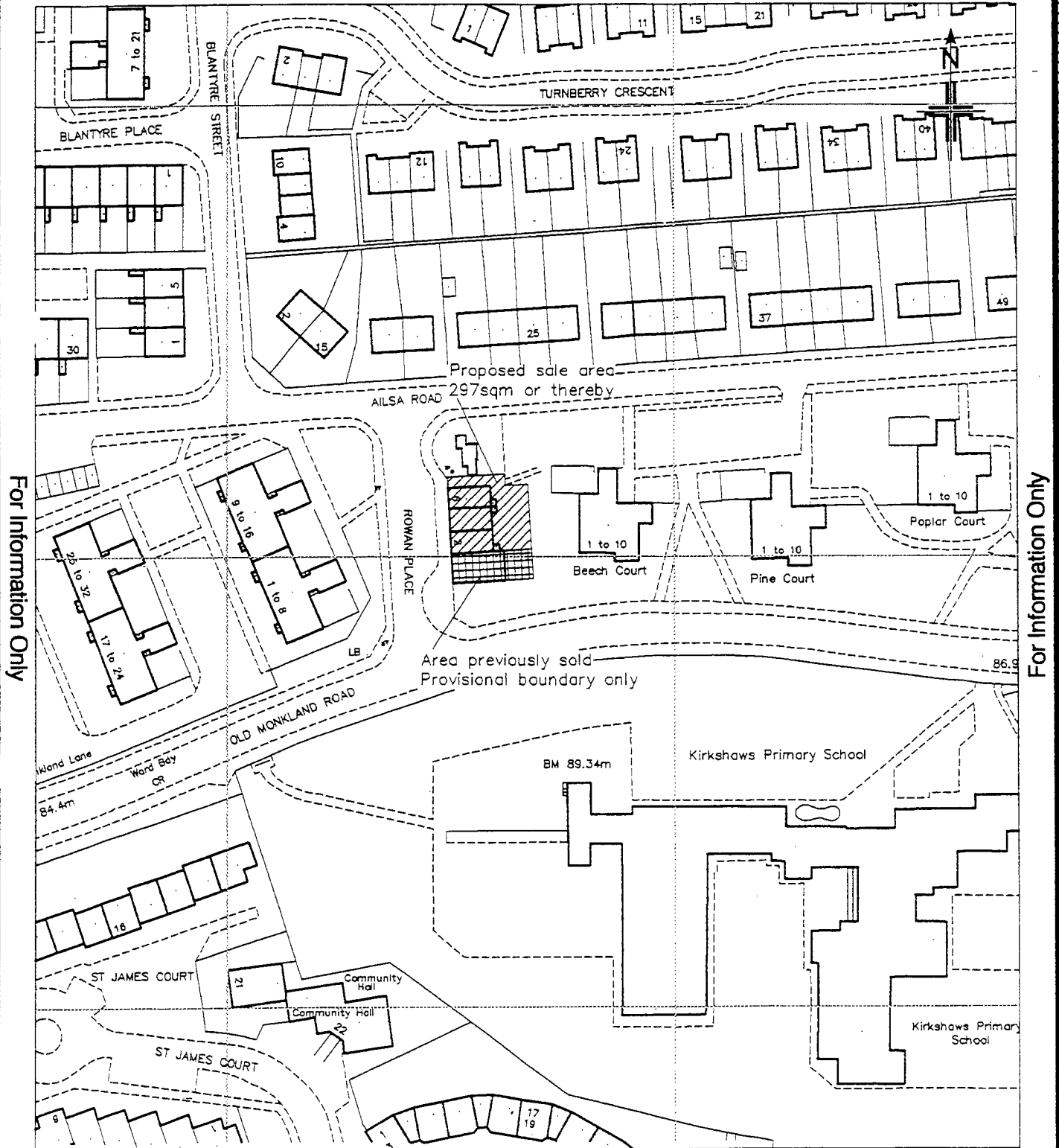
Scale 1:1250

Town: Coatbridge

Date: 19/11/98



Property Division



DEPARTMENT OF PLANNING & DEVELOPMENT

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