

## REPORT

<b>TO:</b>	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE	<b>SUBJECT:</b>  PROPOSED LEASE OF VARIOUS SHOP UNITS. DETAILS OF OFFERS RECEIVED FROM MARKETING EXERCISE
<b>FROM:</b>	DIRECTOR OF PLANNING & DEVELOPMENT	
<b>DATE:</b>	16 February 1999	
		<b>REF:R2590259/ R3690524/R3090454/ R2690369/PN</b>

## 1. PURPOSE OF REPORT

The Committee is requested to consider the offers of lease received from the recent marketing exercise for the following shop units detailed below:

302 Caledonian Road, Wishaw  
15-17 Deedes Street, Airdrie  
68 Leven Road, Coatbridge  
108 Mull, Airdrie

The offers received are being reported to Committee due to potential conflict with normal letting practices.

## 2. DESCRIPTIONS

### 302 Caledonian Road, Wishaw - Offers over £4,000 p.a. were invited

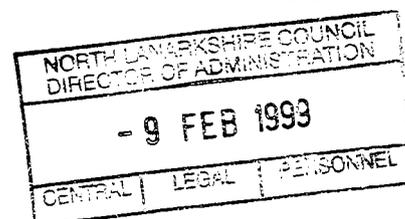
The property is located within an area of established local shops between Wishaw & Overtown, close to the Wishaw Sports Centre Complex ( shown hatched on attached plan No 1). The premises shares the ground floor of a three story building, along with 3 other retail shop units. A service area is available to the rear of the property.

The subjects extend to a net internal area of 71.7 sq.m. (771 sq.ft. or thereby and comprises a front and back shop with separate toilet facilities.

### 15-17 Deedes Street, Airdrie - Offers over £3,900 pa. were invited.

The property is located on the north side of Deedes Street approximately 1 mile from the centre of Airdrie (shown hatched on attached plan No 2).

It consists of a double shop unit which is situated with a further 2 shop units on the ground floor of a 3 storey building with flats above. Accommodation comprises sales area with stores and toilets to the rear and extends to 75.25 sq.m. (810 sq.ft) or thereby.



**68 Leven Road, Coatbridge - Offers over £4800 p.a. were invited**

The property is situated within a neighbourhood shopping parade approximately a mile and a half Northwest of Coatbridge town centre (shown hatched on attached plan No 3).

The property is one of 6 shop units arranged in 2 blocks of 3 shops. there is one privately owned shop in the parade. The shops are of single storey brick roughcast construction with a pitched tiled roof, except the privately owned shop which has the original flat asphalt roof. The shops were extensively refurbished in 1992.

The property has a net internal area of 36 sq.m. (388 sq.ft) or thereby.

**108 Mull, Airdrie - Offers over £2,850 were invited**

The property is situated in a detached block comprising 2 shops with flats above (shown hatched on attached plan No 4).

The block is a 2 storey brick roughcast construction with flat asphalted roof and infill panels of suspended tiles on the front and rear elevations. There is carparking adjacent to the building.

The property extends to a net internal area of 52 sq.m. (560 sq.ft) or thereby and comprises a front shop area, toilet and kitchen.

**DETAILS OF OFFERS**

The shop units were advertised in the local press over a three week period and by the closing date of Friday 20 November 1998, the following offers were received:

**302 Caledonian Road, Wishaw**

No offers were received.

**15-17 Deedes Street, Airdrie**

NAME	RENT	OFFER	PROPOSED USE
Nicholas Morgan Dunroamin Lunar Path Chapelhall ML6 8UR	£4,500 p.a.	5 yr or greater lease term	Hairdressing & Beauty Therapy
Scott Pollock c/o A1 Repairs 19 Deedes Street Airdrie ML6 9EF	£2,700 p.a	To be discussed	Domestic Appliance Servicing & Repair / SNVQ Training.

**68 Leven Road, Coatbridge**

No offers were received.

**108 Mull, Airdrie**

<b>NAME</b>	<b>RENT</b>	<b>OFFER</b>	<b>PROPOSED USE</b>
Amjad Farooq c/o 107 Mull Petersburn Airdrie ML6 8DT	£2,000 p.a	5 yr lease term	Chip shop & Takeaway subject to the grant of appropriate planning consent

**4. COMMENTS ON OFFERS****15-17 Deedes Street, Airdrie**

The offer received from Nicholas Morgan is acceptable in financial terms and both offers are acceptable in use terms.

Both applicants have written letters in support of their applications (copies attached).

The Committee should note that a Council shop on the south side of Deedes Street (cross-hatched on attached plan No 2) is already let as a hairdressers. The Council's letting practices normally prohibit the duplication of existing uses within smaller shopping parades. In this instance, the existing use is not within the parade, but is on the opposite side of the street. Mr Morgan has stated that most of his custom would come from his existing clients and would not impact on this existing business.

**108 Mull, Airdrie**

The offer received from Mr Farooq is below the asking rent for the premise. However, there has been little other interest in the premises (only 4 sets of particulars were issued) and the amount offered is in line with the rental paid by the previous tenant, GAP Housing.

Mr Farooq has written a letter in support of his application (copy attached) and his indicated that his offer is conditional on the grant of the appropriate planning consent. The Committee should note that the property does have a vacant residential dwelling above and that normal letting practice is to discourage hot food uses below such premises.

Provided the appropriate statutory consent can be obtained, the offer is acceptable in use terms.

All of the above offers are subject to satisfactory financial references being obtained.

**5 RECOMMENDATION**

- 1 That the Head of Legal Services be instructed to conclude the lease of 15-17 Deedes Street, Airdrie, to the highest offerer; Nicholas Morgan, at an initial rental of £4,500 per annum together with all terms and conditions deemed necessary to safeguard the Council's position.
  
- 2 That the Head of Legal Services be instructed to conclude the lease of 108 Mull, Airdrie, to Mr Amjad Farooq at an initial rental of £2,000 per annum together with all terms and conditions deemed necessary to safeguard the Council's position.



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

Encs



**A1 REPAIRS**

19 DEEDES STREET  
AIRDRIE  
ML6 9AF

Phone: 01236767174  
Fax: 01236748460  
Email: a1repairs@hotmail.com

Thursday, November 12, 1998

**Additional information to support application for shop lease 15/17 Deedes street Airdrie**

I am the current lease holder of no 19 Deedes street. As you will know, the area around the shops has very little passing trade due to its location. The shop itself in the last 4 1/2 years has hardly supported itself and since the closing of the nursery, I have found ( as has the bakery next door ) a dramatic reduction in what trade there was, the parents and friends of the children who called to drop off or collect them were an important part of passing trade which is now lost for good. Fortunately my business relies more on phone calls, rather than personal callers, and I have seen for some time that the shop will be more a base of operation and will have to be subsidised from my service work, while this economic climate remains. You may think it strange that I am looking for a bigger property, the reasons for this are as follows:-

The shop been flooded out by the lady upstairs several times, the last time I lost substantial stock

I would like to expand the size of my business and employ / train more personnel

I have at this moment in time been successful in conjunction with **South Lanarkshire Council, Castlemilk Economic Development Association** and the **Domestic Appliance Service Association** in providing an apprenticeship scheme and Permanent jobs for 7 young boys to date. The course started with 26 weeks basic training at SLC ITEC and the young chaps are in full time employment and working on an SNVQ on domestic appliance servicing. This VQ was developed by money contributed by DASA members including myself a number of years ago. We see the need to increase the standards of the service industry.

Being a very small business with a limited income, there is not a lot I have to offer other than skill and enthusiasm. With this bigger premise becoming available next door it would give me an opportunity to support this scheme by providing a small amount of ongoing training to these candidates, and hopefully I can expand or repeat this type of operation locally and possibly nationally, as once documented it will easily be followed. The NLC Itec are aware of this operation with a view to the future.

My problem is that I support this operation without an income from anyone. My time and resources are stretched to the limit, The work itself is reward, and I have the added benefit of employing one of the trainees, who will become a great asset to my business in the future. I ask you to look favourably on my application on this lease as my business cannot support your price at this time.

# Hair by Nicholas

7 SUNNYSIDE ROAD - COATBRIDGE ML5 3DG.

TEL: 01236 420990

Dear Sirs.

I write in reference to our discussion(s) on Friday 13<sup>th</sup> November. As we discussed my intended purpose for the lease of these premises. It not only hairdressing salon but hairdressing, Beauty therapy & Sunbed salon combined in one. This is to offer people in the area these services.

Also in considering my application for this lease. I would ask that it would be taken into consideration that the lease for these premises is for a relocation of an up and running business in this field, and the current business is in the local area and the only reason for relocation is the need for bigger premises

Yours

(Sincerely)



Proprietor: NICHOLAS MORGAN

# NORTH LANARKSHIRE COUNCIL

To

North LANARKSHIRE  
Council.

Dear Sir,

I am interested leasing the  
108 mull Shop

I state that I am your existing  
tenant as 107 mull. Airdrie.

I want to lease 108 mull shop  
for chip shop, take away. Subject to  
planning permission.

I will be thankful, if you show  
your interest in this matter and  
let me know,

THANKS.

Yours Sincerely,

Ref Mull General Store Amjad Farooq

107 mull Peterburn Airdrie. | 107 mull Peterburn  
Airdrie.

Rent Ref:- 04160102634069. ML6 8DT.

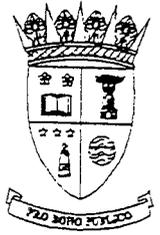
# LOCATION PLAN - For Information Only

Title : 302 CALEDONIAN ROAD

Scale: 1:1250

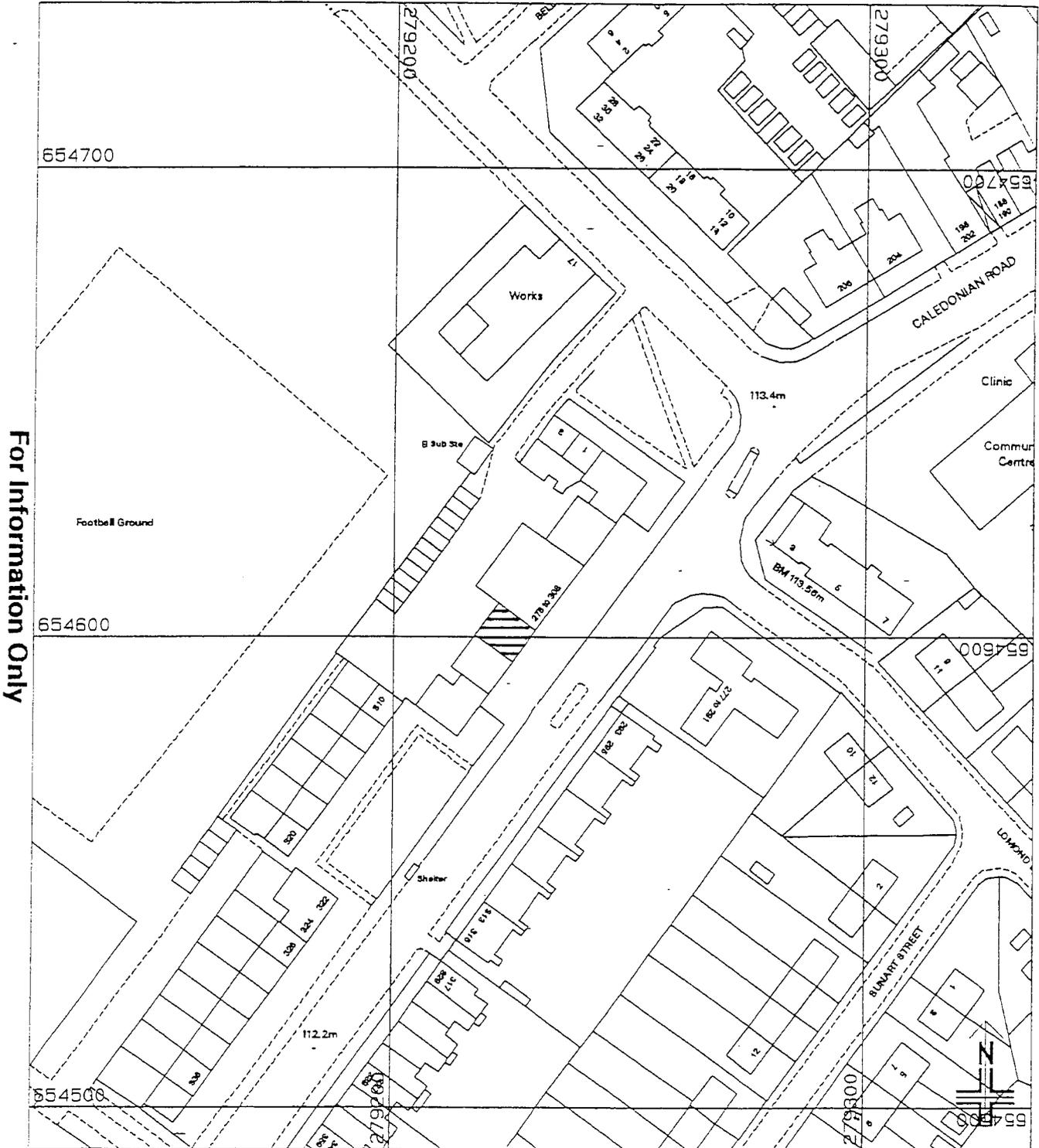
Town: WISHAW

Date : 27 Nov 98



PLAN 1

## Property Division



For Information Only

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Stanley C. Cook MRTPI  
Director of Planning & Development  
North Lanarkshire Council  
Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

# LOCATION PLAN - For Information Only

Title : SHOPS AT DEEDES STREET

Scale: 1:1250

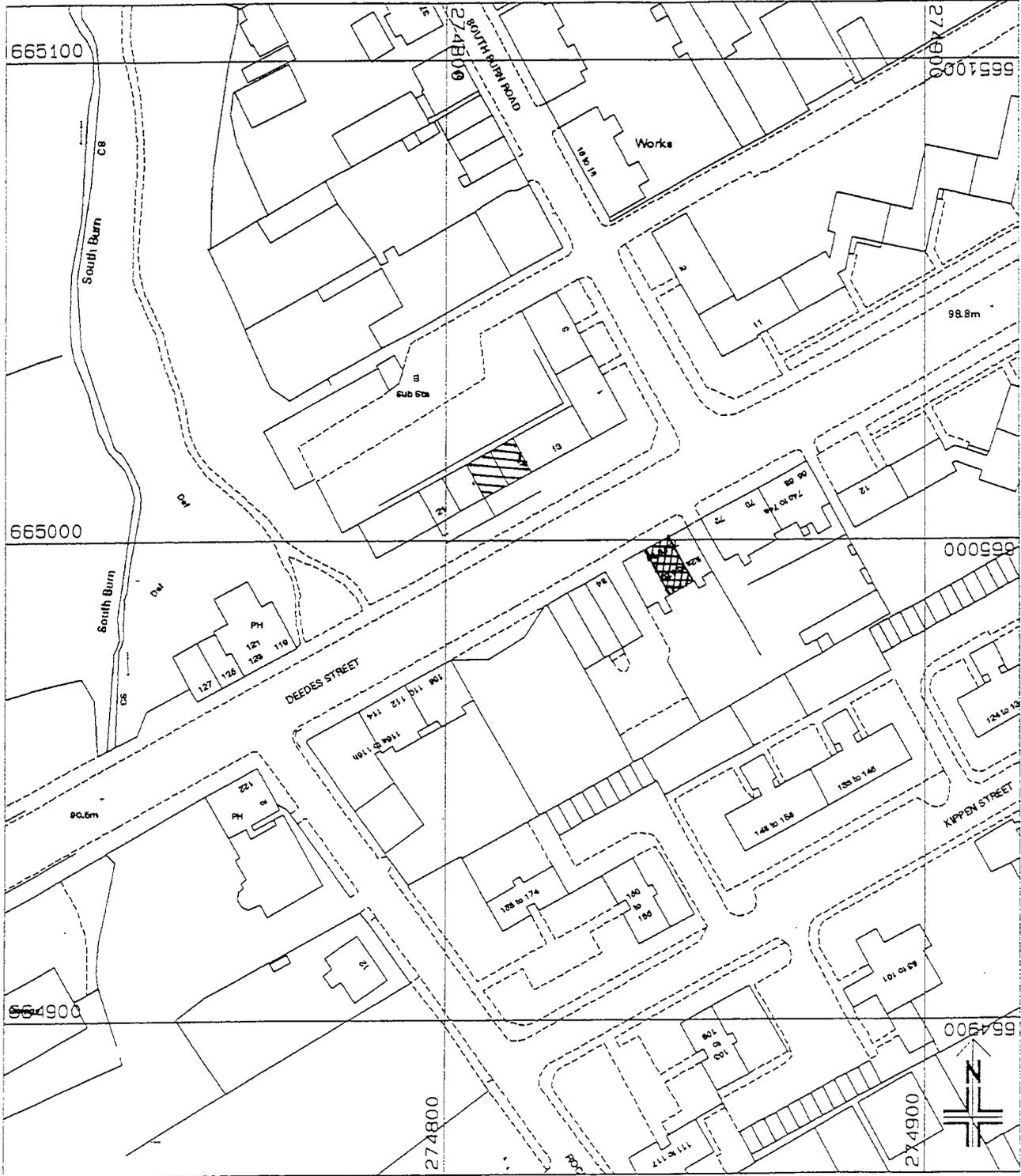
Town: AIRDRIE

Date : 27 Nov 98



PLAN 2

## Property Division



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Stanley C. Cook MRTPI

Director of Planning & Development

North Lanarkshire Council

Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

# LOCATION PLAN - For Information Only



Title : 68 LEVEN ROAD

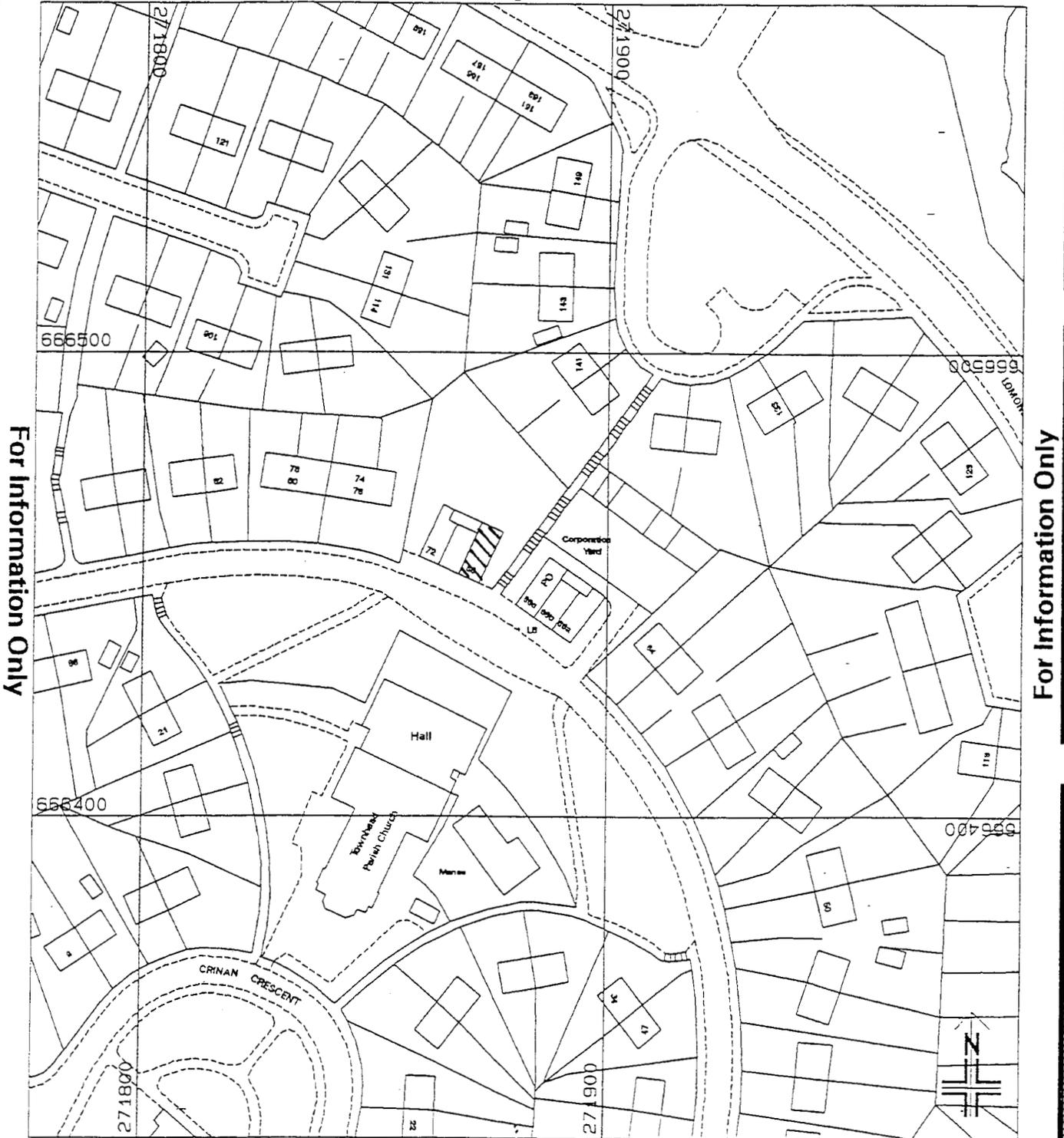
Scale: 1:1250

Town: COATBRIDGE

Date : 27 Nov 98

PLAN 3

## Property Division



## DEPARTMENT OF PLANNING & DEVELOPMENT

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Stanley C. Cook MRTPI  
 Director of Planning & Development  
 North Lanarkshire Council  
 Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

# LOCATION PLAN - For Information Only

Title : 108 MULL

Scale: 1:1250

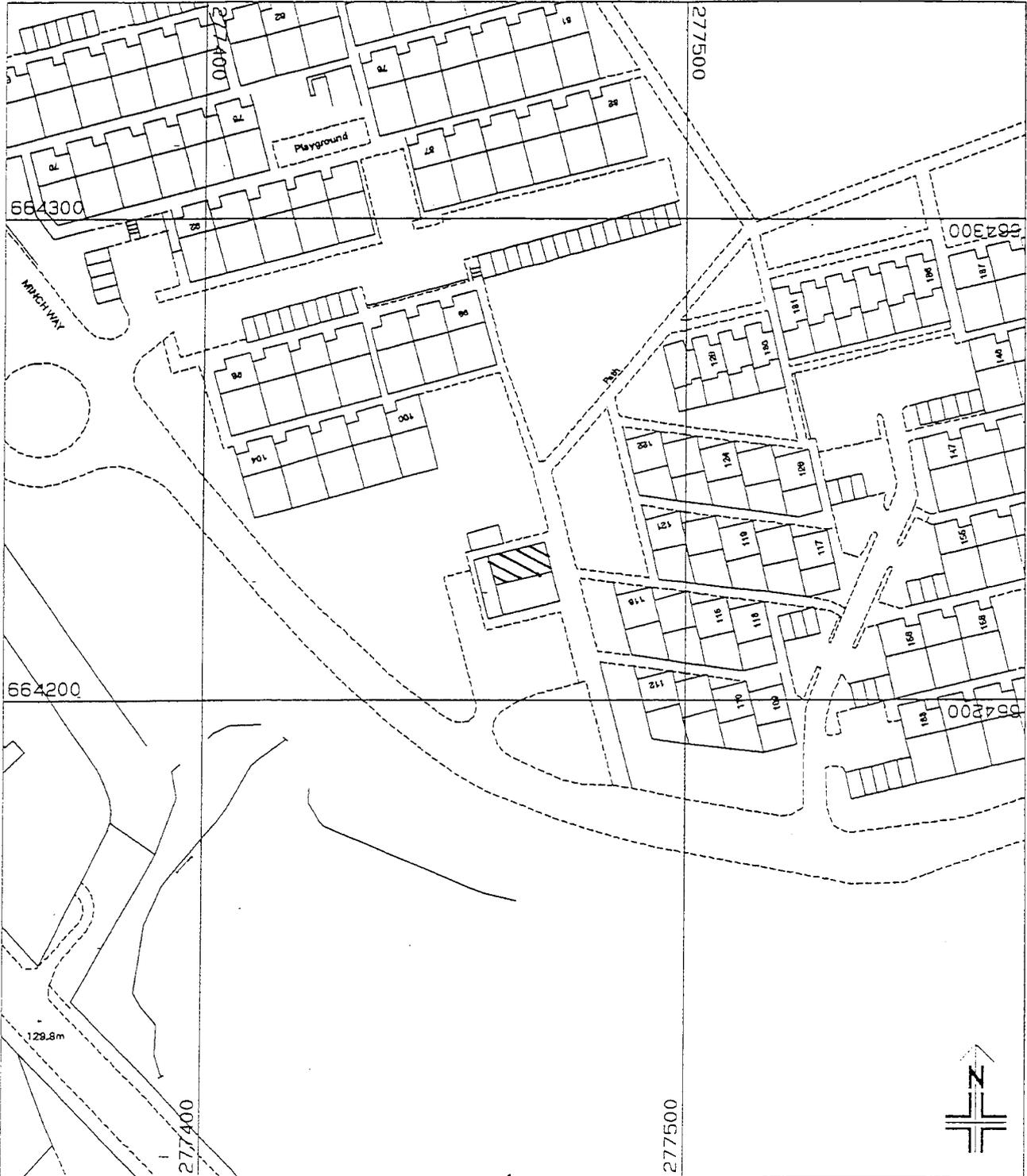
Town: AIRDRIE

Date : 27 Nov 98



PLAN 4

## Property Division



For Information Only

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