

NORTH LANARKSHIRE COUNCIL
REPORT

To: POLICY AND RESOURCES (PROPERTY) SUBCOMMITTEE		Subject: PROPOSED SUB-STATION LEASE AT SIR JOHN WILSON TOWN HALL, STIRLING STREET, AIRDRIE
From: HEAD OF PROPERTY SERVICES		
Date: 26 April 2011	Ref: AMcR/FF/X8891995	
		TENANT: SP DISTRIBUTION LTD

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval to grant a new 60-year lease and associated cable servitude to the tenant, SP Distribution Limited.

2. BACKGROUND

- 2.1 The sub-station is required to increase the electrical supply to Sir John Wilson Town Hall which is owned and operated by North Lanarkshire Council as a Public Hall/Theatre.

3. DESCRIPTION

- 3.1 The area involved extends in total to 25 square metres (269 square feet) or thereby and is shown on the attached plan.

4. NEGOTIATIONS

- 4.1 A provisional agreement has been reached with the tenants on the following terms and conditions:-

- (i) **Tenant:** SP Distribution Ltd
- (ii) **Lease Term:** The term of the new lease will be 60 years.
- (iii) **Rental:** As the sub-station is to be provided for the benefit of the Town Hall, the rent shall be £1 per annum, if asked.
- (iv) **Date of Entry:** To be confirmed.
- (v) **Leased Area:** 25 square metres or thereby.
- (vi) **Terms and Conditions:** All other terms and conditions to be in accordance with the standard lease terms for industrial/commercial ground leases.

5. CORPORATE CONSIDERATIONS

- 5.1 The installation of the sub-station will provide an increased power supply to Sir John Wilson Town Hall.
- 5.2 This lease is of benefit to the Council in that it will provide an increased electrical supply to a prominent public building.

6. RECOMMENDATION

- 6.1 It is recommended that the Subcommittee agrees to the granting of a sub-station lease adjacent to Sir John Wilson Town Hall for a 60-year period along with associated cable servitude to the tenant, SP Distribution Limited.
- 6.2 All other terms to be adjusted by the Head of Property Services.



IAN NISBET
Head of Property Services

CAPB

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



LOCATION PLAN - For Information Only

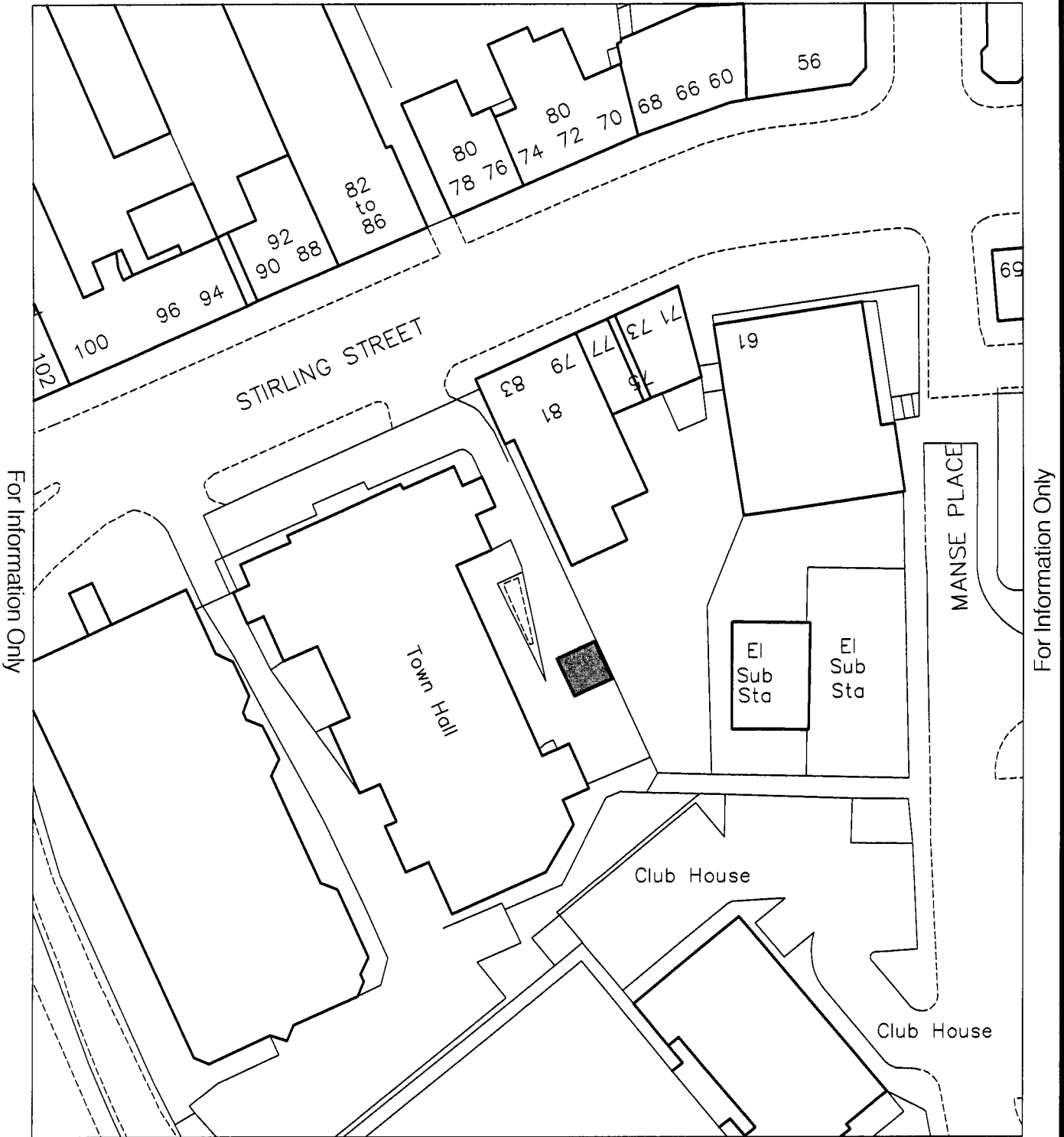
Title: Stirling Street, Airdrie

Scale 1:NTS



Town: Town Hall

Date: 28/04/11



Property Services

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