

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 23 AUGUST 2005

SHOP UNIT AT 3 CASTLE ARCADE, NEW CUMNOCK

Report by the Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To request Committee authority to declare surplus the shop unit at 3 Castle Arcade, New Cumnock shown on the attached plan for the purpose of a disposal to the existing tenant, Mr Alexander McIntosh.

2. BACKGROUND

- 2.1 The shop is located in the centre of a parade of five shops with five Local Authority flats above. The other four shops have previously been sold by the Council or its predecessor Authority and four out of the five flats have also previously been sold.
- 2.2 The property has been leased to the existing tenant, Mr Alexander McIntosh since 1 November 1999.
- 2.3 Mr McIntosh owns the adjacent property at 2 Castle Arcade and has removed the dividing wall between the 2 properties.

3 PRESENT POSITION

- 3.1 The tenant has requested that the Council dispose of the shop to him.
- 3.2 Provisional terms and condition for the disposal of the shop to the tenant have been agreed.

4 FINANCIAL IMPLICATIONS

- 4.1 By declaring the shop surplus to operational requirements a rental income of £1,560 per annum would require to be forgone.
- 4.2 If the property is declared surplus, any capital receipt will be credited to the General Service Capital Account.

5 LEGAL IMPLICATIONS

- 5.1 Legal Services have advised that there are no title conditions which would prevent a disposal of the property.

6 POLICY IMPLICATIONS

- 6.1** It is normal policy to advertise any property surplus to operational requirements on the open market unless there are special reasons to do otherwise.
- 6.2** It is considered that this policy does not apply as the unit is being sold to the current tenant.

7 RECOMMENDATIONS

It is recommended that Committee:

- a) Agree to declare the shop at 3 Castle Arcade, New Cumnock surplus to requirements for the purpose of disposal to Mr Alexander McIntosh; and
- b) Authorise the Executive Director of Development and Property Services to finalise the negotiations for the sale.

James Lavery
Executive Director of Development and Property Services

13 July 2005
JL/AMG

LIST OF BACKGROUND PAPERS – Nil

For further information, please contact Angela Graham, Assistant Senior Surveyor - Telephone: 01563 576265.

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