

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 9 MARCH 2005

UNIT 33 STATION ROAD INDUSTRIAL ESTATE, MAUCHLINE

Report by the Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1** To request Committee authority to declare surplus unit 33 Station Road, Mauchline for the purpose of a disposal to the existing tenant, Miller Steel.

2. BACKGROUND

- 2.1** Station Road Industrial Estate comprises 4 blocks of industrial units, 3 of which are owned by the Council. These blocks consist of 16 units of sizes varying from 50 sq. m. (540 sq. ft.) to 600 sq. m. (6,459 sq. ft.).
- 2.2** Unit 33 was purpose built for the current tenant who has occupied the unit since 1982.

3 PRESENT POSITION

- 3.1** The tenant has requested that the Council dispose of the unit to them following a proposal to review the rent.
- 3.2** The Executive Director of Development and Property Services has agreed provisional terms and condition for the disposal of the unit to the tenant.
- 3.3** The building has an accumulation of repairs, including roof problems which will be a drain on our existing oversubscribed Central Repairs Account. The sale of the property will pass the obligation for this to Miller Steel.

4 FINANCIAL IMPLICATIONS

- 4.1** By declaring the unit surplus to operation requirements a rental income of £12,000 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/POLICY IMPLICATIONS

- 5.1** It is normal policy to advertise any property surplus to operational requirements on the open market unless there are special reasons to do otherwise.
- 5.2** It is considered that this policy does not apply as the unit was purpose built for the existing tenants requirements.

6 RECOMMENDATIONS.

It is recommended that Committee:

- a) Agree to declare unit 33 Station Road Industrial Estate, Mauchline surplus to requirements for the purpose of disposal to Miller Steel; 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

19 January 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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