

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 4 MAY 2004

SURPLUS PROPERTY – 10 WATERSIDE STREET, KILMARNOCK

Report by Executive Director of Development and Property Services

1 PURPOSE OF REPORT

- 1.1 To request Committee to declare the property comprising 10 Waterside Street, Kilmarnock shown on the attached plan surplus to requirements for disposal in accordance with the Council's agreed procedures.

2 BACKGROUND

- 2.1 The subjects comprise a single storey property which was previously leased to a tenant who utilised the premises for the repair and/ or manufacture of radiators. The subjects extend to an area of 180 square metres or thereby.
- 2.2 The tenant has now vacated the property which is considered, due to the current state of repair, to be inappropriate for re-letting.

3 FINANCIAL IMPLICATIONS

- 3.1 The property was previously leased at a rental of £500 per annum. By declaring this property surplus to requirements, an annual rental income will be foregone.
- 3.2 If the property is declared surplus to requirements it will generate a Capital Receipt for the General Services account.

4 LEGAL IMPLICATIONS

- 4.1 The Solicitor to the Council advises that following consultation with the Keeper of the Land Register, the title deeds identified for the property should be sufficient for him to issue an unqualified Land Certificate to a prospective purchaser.

5 RECOMMENDATION

- 5.1 It is recommended that:-

- (i) the building and ground in question be declared surplus to requirements by Committee; and
- (ii) the matter thereafter be referred to the Property Unit for disposal on the open market in accordance with the Councils agreed procedures.

James Lavery
Executive Director of Development and Property Services

19 April 2004
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LIST OF BACKGROUND PAPERS

Nil

For further information on this report, please contact Sam McVie, Principal Surveyor.
(Tel: 01563 576099)

Implementation Officer – Sam McVie