

## PROPOSED LEASE OF GROUND WESTERN ROAD, MONTROSE

### Abstract

Provisional terms and conditions have now been agreed with Craigarran Trading Co. Ltd for the lease of an area of ground at Western Road, Montrose, currently held on the Montrose Common Good account.

### RECOMMENDATION

The Resources and Central Services Committee is recommended to approve the lease of the area of ground at Western Road, Montrose to the Craigarran Trading Co. Ltd ([plan attached](#)) on the provisional terms and conditions contained in the report.

### 1 INTRODUCTION

The area of ground amounting to 34.16sqm or thereby is held on the Montrose Common Good Account and was leased out to the owner of an adjoining building as a site for a fire escape.

This owner has sold the adjoining building to developers Messrs Craigarran Trading Co Ltd and planning permission was obtained on the basis that a single car parking space was provided on this site. The Director of Leisure Services has been consulted about the existing landscaping and the Director of Roads on the provision of a strip of ground to be retained by the Council in the event of the construction of a cycle path. Both parties are now satisfied with the developer's proposals for its future.

### 2 PROVISIONAL TERMS AND CONDITIONS

The following provisional terms and conditions have now been agreed.

Landlord	Angus Council (Montrose Common Good)
Tenant	Craigarran Trading Co. Ltd
Property	34.16sqm or thereby Ground Wester Road, Montrose
Period of Lease	99 years
Rent	£1 per annum
Premium	£3000

Conditions	The tenant will be responsible for retaining and improving landscaping together with providing a single car space and future cycle path provision to Council Specification.
Costs	The tenant will meet Angus Council's reasonable legal expenses in connection with the lease.

### **3 FINANCIAL IMPLICATIONS**

The Montrose Common Good account will receive a capital payment of £3000 for the lease of the ground at Western Road, Montrose and £1 per annum for 99 years.

### **4 CONSULTATION**

The Chief Executive, the Director of Law & Administration the Director of Finance, the Director of Leisure Services, the Director of Roads and the local councillors have been consulted in the preparation of this report.

### **5 CONCLUSION**

The Montrose Common Good account will benefit by the area of ground at Western Road being leased to the Craigarran Trading Co. Ltd on the provisional terms and conditions as detailed previously.

### **6 HUMAN RIGHTS ACT**

There are no Human Rights Act implications specific to this report.

### **BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny  
Director of Property Services