

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HUMAN RESOURCES
ASSET MANAGEMENT CAPITAL PROGRAMME AND
TRANSFORMATION WITH ADVICE FROM THE SECTION 151 OFFICER
OF THE COUNCIL'S CORPORATE SERVICES DIRECTORATE



DECISION NO: CSD83

**SUBJECT: New Leases for the Cove Restaurant and Grotto Store, overlooking
Marine Lake, off Birnbeck Road, WsM**

BACKGROUND:

The terms of the leases of the Cove Restaurant premises, which commenced 23 May 2006; and the lease of their nearby Grotto storage premises, which commenced 2 September 2009, have both expired and require renewal.

Terms have therefore now been agreed with the existing tenant for new 15 year leases of the restaurant premises, at a rental of £18,000 pa; and for the nearby storage premises, at a rental of £500 pa.

The rents currently passing under the previous, now expired, leases are £7,069 pa for the restaurant and £300 pa for the stores.

The proposed new leases would be on Full Repairing and Insuring terms, with 5 yearly rent reviews to a market rent, to be no lower than the rent passing at the review date. The tenant would be permitted to assign or sub-let, subject to Landlord's consent and each party would meet their own costs in completing the proposed new leases.

DECISION:

To authorise officers to complete new leases of the Cove Restaurant and the Grotto storage premises on the terms as outlined above.

REASONS:

To regularise the terms of the tenant's occupation of the premises and to increase the Council's rental income for the premises.

OTHER ALTERNATIVES CONSIDERED:

None

FINANCIAL IMPLICATIONS:

Under the new leases, the Council's income from these premises will be increased by approximately £11.100 pa

IMPLICATIONS FOR FUTURE YEARS:

Over the full 15 year term of the new leases, the Council will receive a minimum of £277,500 rental income, plus any increase which may be agreed at the 5 yearly rent review dates during the term of the new leases.

Signed:

**Councillor Elfan Ap Rees, Deputy Leader
On behalf of
Cllr David Pasley, Executive Member for Human Resources Asset Management
Capital Programme and Transformation**

Dated:

Signed:

Malcolm Coe Section, 151 Officer, North Somerset Council

Dated: