

REPORT FROM: CHIEF EXECUTIVE

TO: NELSON COMMITTEE

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1 BROOK STREET, NELSON

PURPOSE OF REPORT

To recommend that Members request the Policy and Resources Committee to declare the property shown edged black on the plan surplus to requirements.

RECOMMENDATION

That this Committee recommends the Policy and Resources Committee to declare the property surplus to requirements in order for the property to be sold.

REASON FOR RECOMMENDATION

To achieve a capital receipt.

BACKGROUND

1. The property is a small single storey workshop premises on Brook Street adjoining privately owned commercial premises in an industrial area. 1 Brook Street has been occupied by an engineering and metal working business since November 1998 at an annual rent of £1200.
2. The occupier of 1 Brook Street has submitted a request to negotiate a purchase of the property and says he has retired but now uses the property for hobby purposes. He has stated that he expects the rent paid since being in occupation to be reflected in any sale to him. A disposal to the occupier would be subject to satisfactory negotiations.

ISSUE

3. The demand for a property of this size with no parking may be limited, but there may be interest from the adjoining commercial occupiers.

IMPLICATIONS

Policy: The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts. It is proposed that the property be sold to achieve a capital receipt.

Financial: A sale of the property would generate a capital receipt for the Council but there would be a loss of rental income.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: On disposal of the land any risks and liabilities will cease for the Council.

Health and Safety: See Risk Management.

Climate Change: No implications are considered to arise directly from this report.

Community Safety: No implications are considered to arise directly from this report.

Equality and Diversity: No implications are considered to arise directly from this report.

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None