

Record of Officer Decision

Lease Renewal of Unit 1 Union Square, Torquay

Decision Taker and Date Decision Taken:

Director of Finance on 25 September 2024.

Summary of Matter or Issue Requiring Decision:

The Tenant, Guild 750 Limited is currently occupying under a lease dated 29th September 2014, trading as F Hinds jewellers. Before the lease comes to an end, to avoid the Tenant acquiring protection under the Landlord and Tenant Act 1954, the occupation now needs to be documented by way of a lease renewal.

Decision Taken:

That the lease for Unit 1, Union Square Torquay be renewed with the existing tenant, namely, Guild 750 Limited for a three-year period.

Summary of Reason(s) for Decision Taken:

The lease terms have been agreed in principle between the Council's retained agent and Tenant direct on commercially acceptable terms.

Summary of Alternatives or Options considered and rejected and Background Papers:

The Council may choose not to grant the lease of this property. However, this could result in the Tenant claiming protection under the Landlord and Tenant Act 1954, which may hinder future development of the Shopping Centre.

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None

Implementation:

This decision will be implemented immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: _____
(Director of Finance)