

**CLACKMANNANSHIRE COUNCIL**

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**Report to Council of 6 November 2008**

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**Subject: Disposal of Commercial Premises (Shop) at 61 Main Street,  
Sauchie**

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**Prepared by: George Adamson, Team Leader, Property Asset  
Management**

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**1.0 SUMMARY**

- 1.1. This report is seeking a Council decision in respect of the disposal of commercial premises owned by Clackmannanshire Council which are currently tenanted and whereby the tenant wishes to acquire the property outright.
- 1.2. The subject property at 61 Main Street is currently a Spar Food Store and Licensed Grocery shop with a Class 1 planning use and is a ground floor shop unit within a 3 storey mid terraced building which also has a 1 storey rear extension set back from Main Street.
- 1.3. The current tenant of 61 Main Street, Glen Groceries Ltd, has expressed a desire to purchase the premises which is currently leased from the Council. Glen Groceries Ltd has leased the premises since 28 July 2000.

**2.0 RECOMMENDATIONS**

- 2.1. It is recommended that the property be sold to the Tenant, Glen Groceries Ltd for a price to be determined by reference to the District Valuer.

**3.0 BACKGROUND**

- 3.1. The properties in Main Street, Sauchie form a cluster of small shop premises which are all currently owned by the Council and leased out to a variety of occupiers who provide a valued business in the local community.
- 3.2. In the mid to late 1990's, due to the general downturn in property values and demand, the shops in Main Street Sauchie did suffer from a lack of demand, resulting in economic decline. During this particular period there were a number of vacant shop premises.
- 3.3. Over the past 5 to 7 years, demand for commercial premises has improved significantly and as a result the majority of the shop premises are now occupied on commercial lease terms.

3.4. Glen Groceries Ltd has leased the premises since 28 July 2000.

#### 4.0 CONCLUSIONS

4.1. To sell the property to Glen Groceries Ltd for a sum to be determined by the District Valuer.

#### 5.0 SUSTAINABILITY IMPLICATIONS

5.1. To allow the occupying Tenant to develop and invest in their business and to continue to provide a service to the local community.

#### 6.0 FINANCIAL IMPLICATIONS

6.1. On the assumption that the Council agree to the disposal of this shop to the present occupier, then this would generate a one off capital payment to be determined by the District Valuer.

6.2. Should the Council no longer lease the property then a reduction of £4,600 would be received per annum to the Housing Revenue Account.

#### 7.0. DECLARATIONS

(1) The recommendations contained within this report support or implement Corporate Priorities, Council Policies and/or the Community Plan:

- **Corporate Priorities (Key Themes)** (Please tick )

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| Achieving Potential                   | <input checked="" type="checkbox"/> |
| Maximising Quality of Life            | <input type="checkbox"/>            |
| Securing Prosperity                   | <input type="checkbox"/>            |
| Enhancing the Environment             | <input checked="" type="checkbox"/> |
| Maintaining an Effective Organisation | <input checked="" type="checkbox"/> |

- **Council Policies** (Please detail)

- Decision on Council Policy to be taken on principle of selling existing Tenanted commercial premises.

- **Community Plan (Themes)** (Please tick )

|                      |                                     |
|----------------------|-------------------------------------|
| Community Safety     | <input type="checkbox"/>            |
| Economic Development | <input checked="" type="checkbox"/> |

Environment and Sustainability



Health Improvement



(2) In adopting the recommendations contained in this report, the Council is acting within its legal powers. (Please tick )



(3) The full financial implications of the recommendations contained in this report are set out in the report. This includes a reference to full life cycle costs where appropriate. (Please tick )



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Head of Service

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Director

**Report to**

To accompany all Reports to

To: Head of Administration And Legal Services

Author: George Adamson

Service: Development and Environment

Date of Meeting: 6 November 2008

Title of Report: Sale of 61 Main Street, Sauchie

Recommendation that the attached report be:

1. Given unrestricted circulation

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |

(tick appropriate box)

2. Taken in private

By virtue of paragraph \_\_\_\_ of schedule 7A, Local Government (Scotland) Act 1973.

Appendices attached to this report (if none, state "none")

1. None

2.

3.

4.

List of Background Papers (if none, state "none")

1. None

2.

3.

4.

Note: All documents specified must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.