

ANGUS COUNCIL

POLICY & RESOURCES COMMITTEE – 30 APRIL 2019

SURPLUS PROPERTIES

REPORT BY IAN COCHRANE, DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The report seeks to declare a number of properties surplus to the requirements of Angus Council and to now take the sites forward for sale on terms to be approved by the Director of Infrastructure.

1. RECOMMENDATION

It is recommended that the Committee approves that:

- i) the vacant shop premises at 8 Mayfield Terrace, Arbroath shown outlined on the plan at **Appendix 1** is declared surplus to Angus Council's requirements and is marketed for sale.
- ii) the tenanted shop premises at Bridge Street, Montrose shown outlined on the plan at **Appendix 2** is declared surplus to Angus Council's requirements and is sold to the sitting tenant on terms to be agreed by the Director of Infrastructure following independent valuation by the Council's retained agents Shepherds.
- iii) the shopping site at Arbirlot Road, Arbroath shown outlined on the plan at **Appendix 3** be declared surplus and sold to the existing leaseholder on terms to be agreed by the Director of Infrastructure following independent valuation by the Council's retained agents Shepherds.
- iv) the former garage premises at the corner of Ferry Street and Caledonia Road, Montrose shown outlined on the plan at **Appendix 4** is declared surplus to Angus Council's requirements and is offered back to the original owner and if not required by them is then offered for sale on the open market.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

2.1 The proposal contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan 2017-2030 and Locality Plans:

ECONOMY

- An inclusive and sustainable economy.
- Attractive employment opportunities
- Angus is a good place to live in, work and visit.

3. CURRENT POSITION

3.1 8 Mayfield Terrace, Arbroath

The property is the only Angus Council owned property in a parade of shops in Clifftown, Arbroath. It is held on the HRA Account and was previously let to a residents' association during the Clifftown regeneration. It has been vacant since December 2016 and despite being actively marketed at <https://www.shepherd.co.uk/commercial/property/details/2800> it has remained unlet.

It is proposed that the property be declared surplus and offered for sale on the open market.

3.2 **Bridge Street, Montrose**

The former tourist information office at Bridge Street, Montrose is a stand-alone building which has been let out since 2008. The current tenant holds a 5 year lease from February 2017 at a rental of £2,400 per annum. The tenant has expressed an interest in purchasing the property.

It is proposed that the property is declared surplus and sold to the existing tenant on terms to be agreed by the Director of Infrastructure following an independent valuation by the Council's retained agents Shepherds.

3.3 **Shopping Site, Arbirlot Road, Arbroath**

The site extending to 0.882 acres at Arbirlot Road, Arbroath was let in 1960 for a period of 99 years to a developer who constructed a parade of shops. The lease is currently held by the Co-op at a rental of £5,400 per annum.

As part of the Change programme the Parks Service on whose account the site is held, have sought to identify sites which were no longer required and which could generate capital receipts to the Council. This site was identified as part of that process.

It is proposed that the site be declared surplus and sold to the Co-op on terms to be agreed by the Director of Infrastructure following an independent valuation by the Council's retained agents Shepherds.

3.4 **Former garage, Ferry Street/Caledonia Road, Montrose**

The former garage was acquired under the Angus Council (South Montrose Spine Road) Compulsory Purchase Order 2016. Only a proportion of the property was required for the construction of the new road and the remainder of the property is now surplus to requirements.

It is proposed that the property be declared surplus.

Under Critchel Down Rules in relation to property acquired by Compulsory Purchase the property must first be offered back to the original owner at current market value. In the event that the previous owner does not wish to re-acquire the property it will then be offered for sale on the open market, via the Council's retained agents Shepherds.

4. **FINANCIAL IMPLICATIONS**

- 4.1 The disposal of the properties will generate a capital receipts to the HRA Account and to the General Fund.

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

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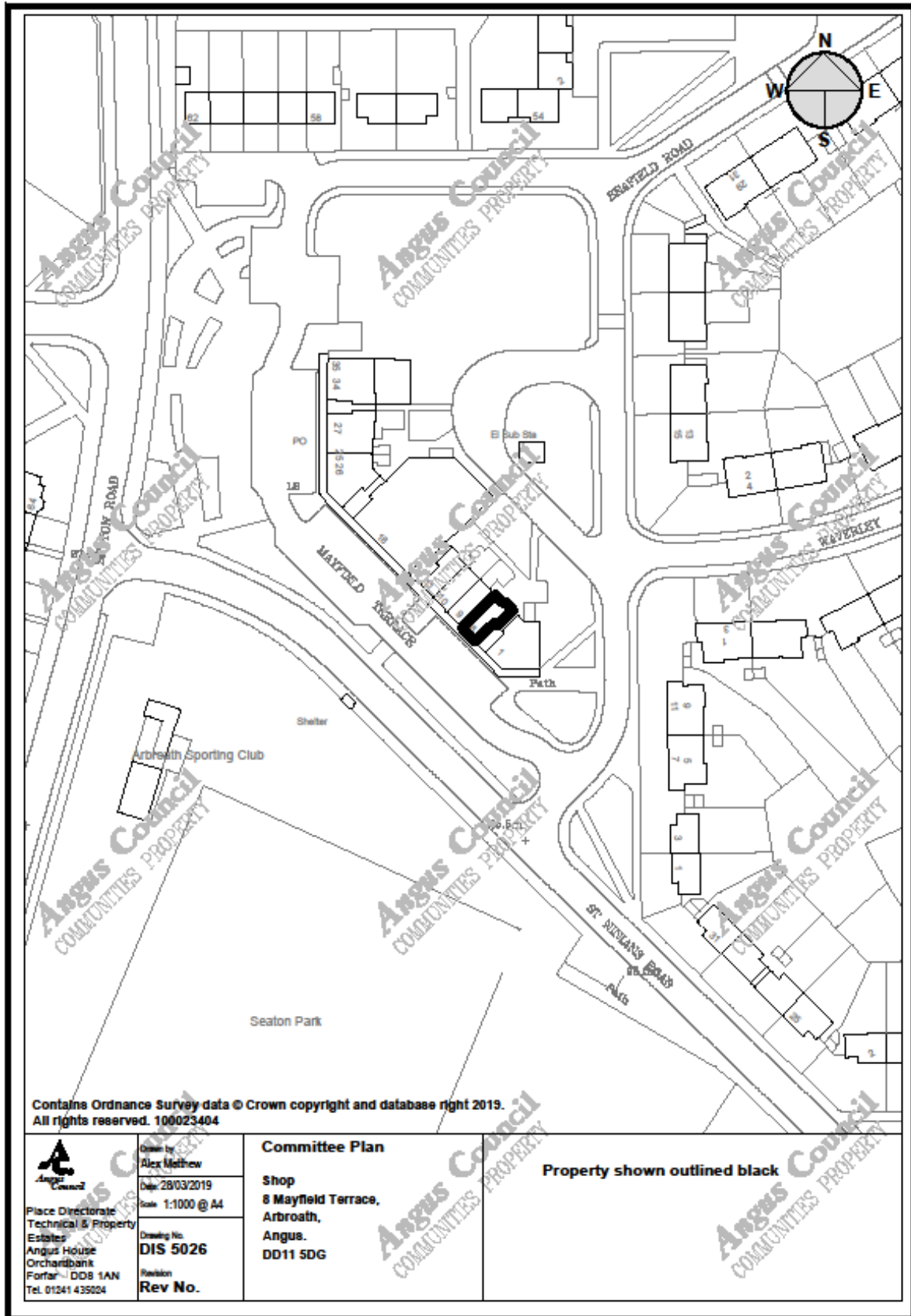
List of Appendices:

Appendix 1 – Shop at 8 Mayfield Terrace, Arbroath

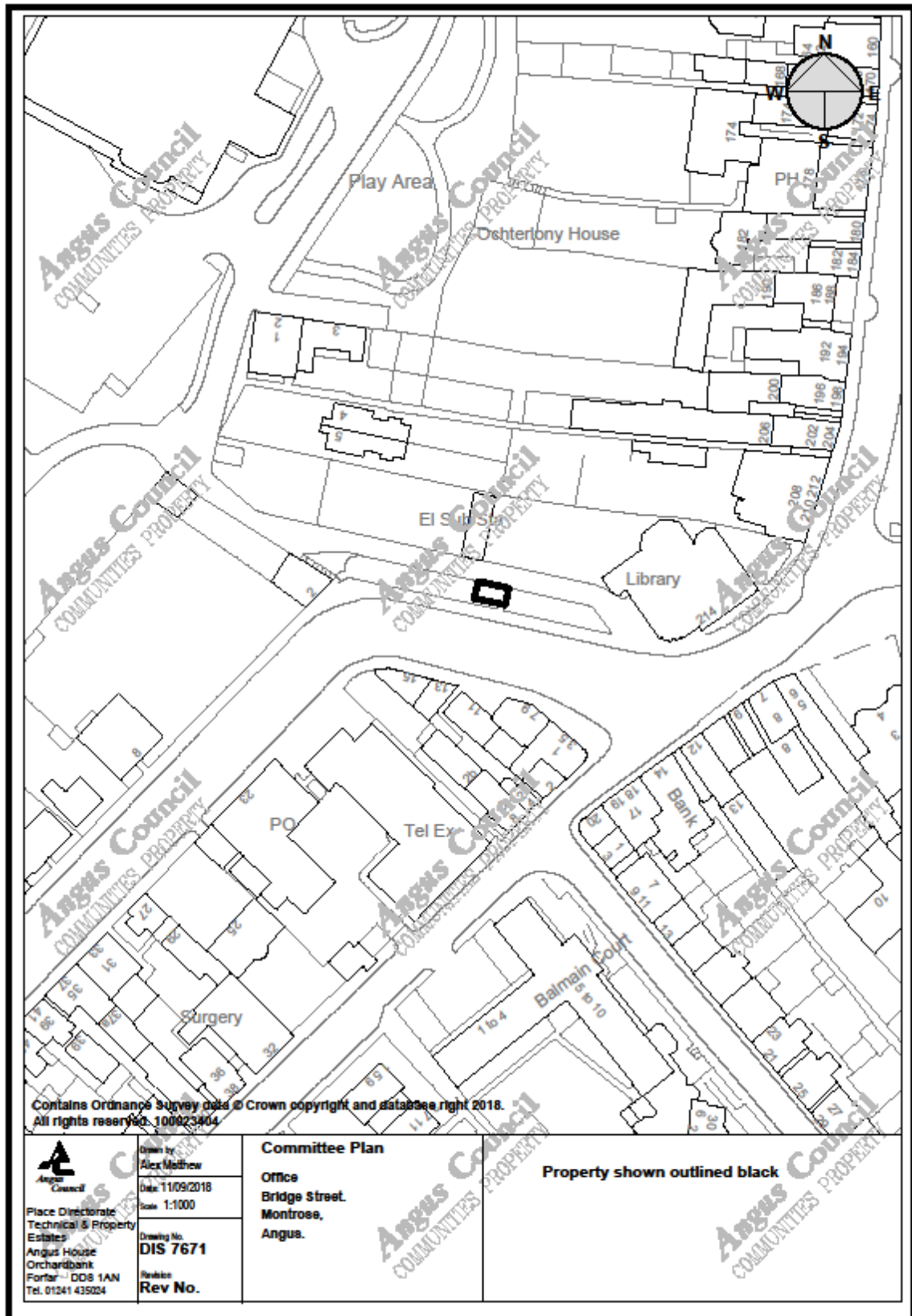
Appendix 2 – Shop at Bridge Street, Montrose

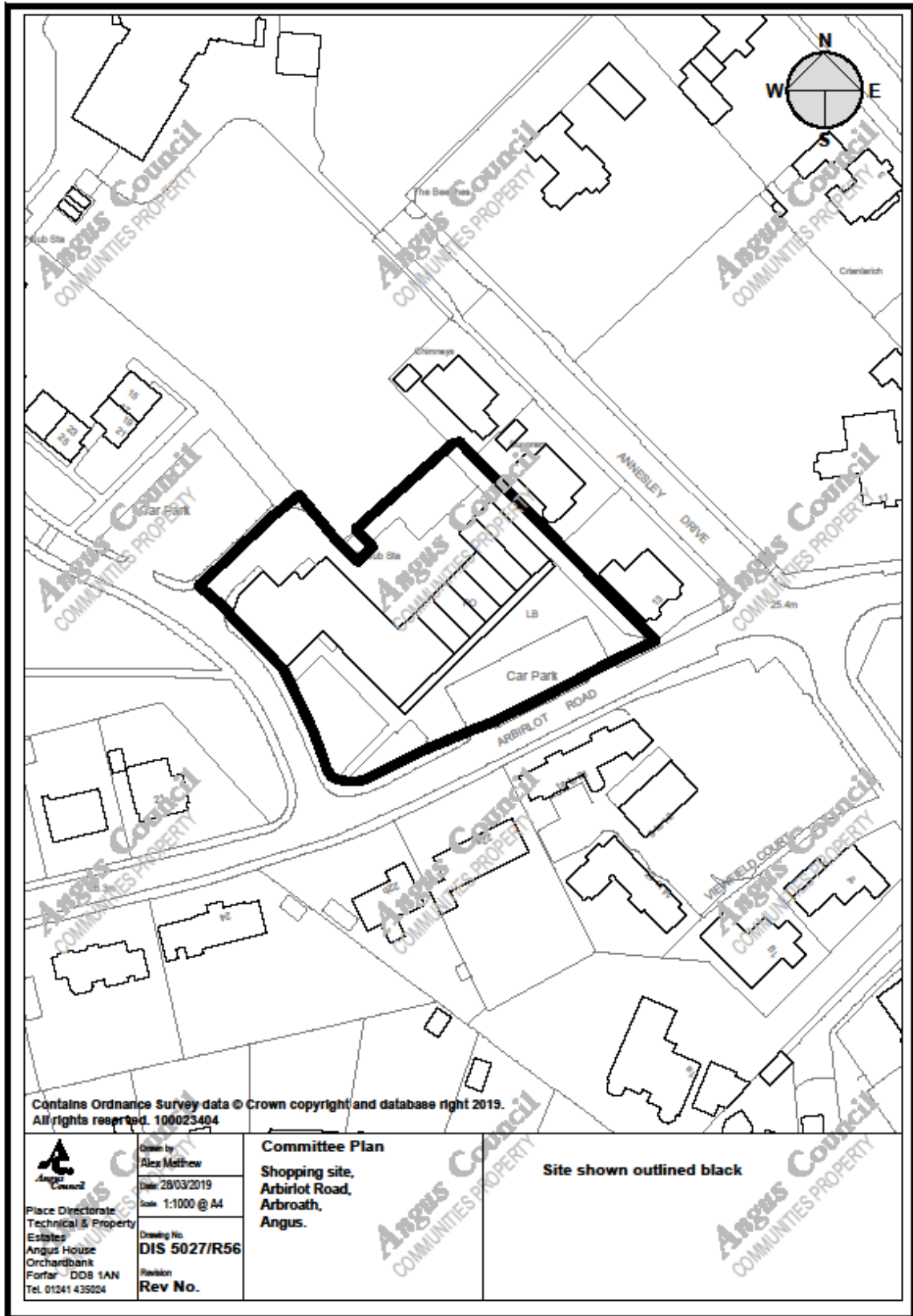
Appendix 3 – Shopping site at Arbirlot Road, Arbroath

Appendix 4 – Former garage, Ferry Street/Caledonia Road, Montrose

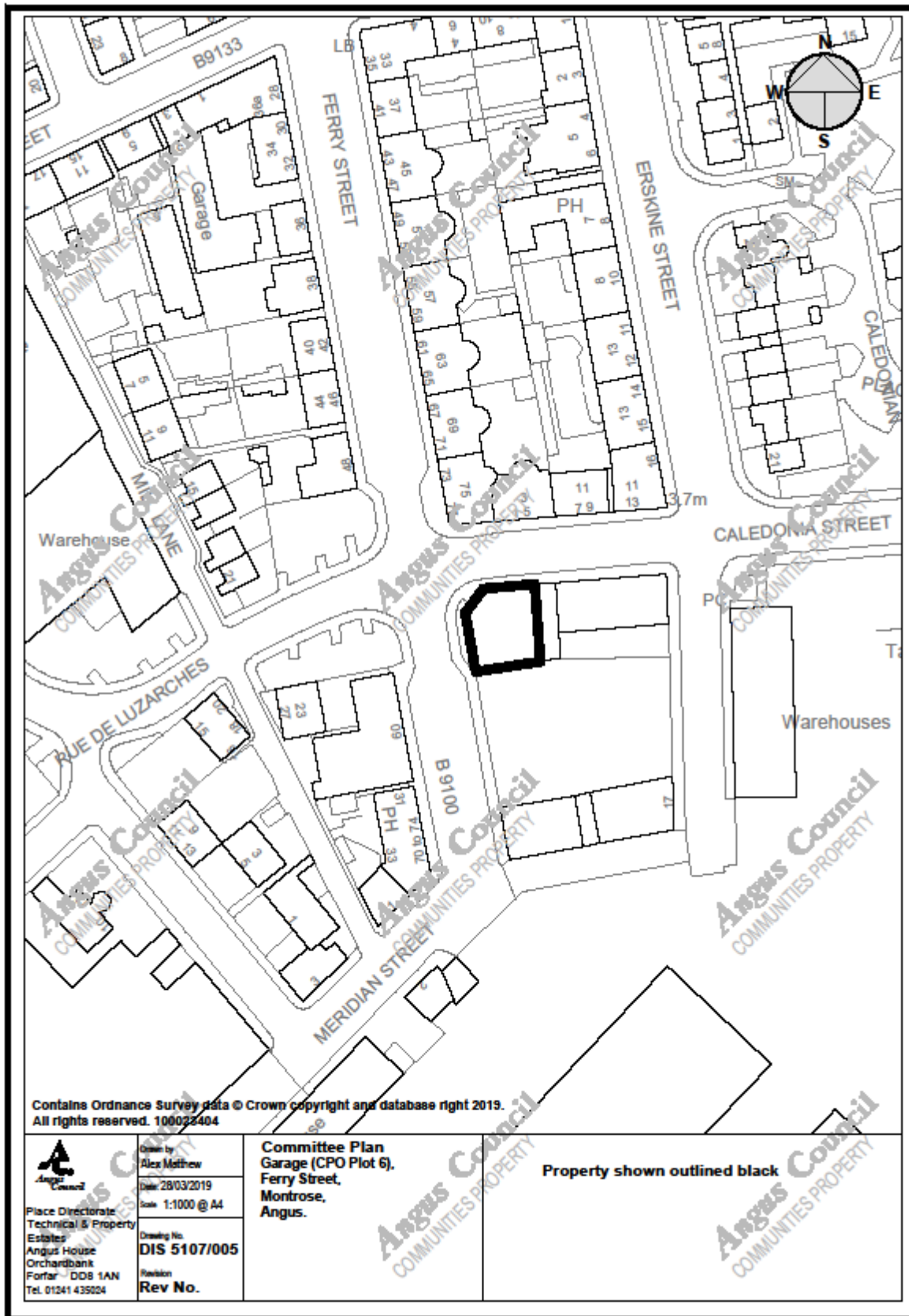


Bridge Street, Montrose





Former Garage, Ferry Street/ Caledonia Road, Montrose



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Drawn by
Alex Matthew
Date 28/03/2019
Scale 1:1000 @ A4
Drawing No.
DIS 5107/005
Revision
Rev No.

**Committee Plan
Garage (CPO Plot 6),
Ferry Street,
Montrose,
Angus.**

Property shown outlined black