


DELEGATED AUTHORITY ACTION

FILE NO: 140/2573

SUBJECT:	Kiosk 9, north side of Tower Esplanade, Skegness.	
DECISION:	To approve the simultaneous surrender of the existing lease and grant of a new 6 year lease at market rent.	
GENERAL INFORMATION:	<p>We are proposing to accept a simultaneous surrender of the existing lease and grant a new lease to a new tenant.</p> <p>There are no current tenant rent arrears.</p> <p>Tenant mix – the existing mix will be unaffected as the business is being sold as a going concern with the premises continuing to be used for the sale of ice creams/lollies. A number of the kiosks in proximity are effectively in competition with each other selling ice creams, lollies, drinks etc.</p> <p>Alienation – the lease will be capable of being assigned in conjunction with an aga.</p> <p>Dilapidations/repairs – it is not proposed to undertake a dilapidations survey and the premises will be surrendered in current condition with the new tenant taking responsibility for repairs under the terms of the new lease.</p>	
WARD MEMBER CONSULTATION:	N/A	
I hereby certify that the above amount and terms represent market value and are in accordance with S123 of the Local Government Act 1972.		
SIGNATURE OF ESTATES SURVEYOR		Dated: 31/8/2021
NAME & QUALIFICATIONS	Mark Russell MRICS	
SIGNATURE OF ASSISTANT DIRECTOR - ASSETS		
NAME & QUALIFICATIONS	Andrew Fisher MBA, BSc(Hons) DMS, Cert CIH.	Dated:

This decision has been signed off by:

Christine Marshall, S151 Officer



Andrew Fisher, Assistant Director (Assets)



Councillor Richard Fry, Portfolio Holder (Finance)

