

DELEGATED AUTHORITY ACTION

FILE NO: 140/2574 & 2575

SUBJECT:	Kiosks 1 (140.2574) & 2 (140.2575) to the rear of Embassy Pool/Bottoms side entrance, off Tower Esplanade, Skegness.	
DECISION:	To approve the surrender of the existing 2 expired leases where the tenants are holding over and grant of 2 new leases at the market rent to 2 new tenants.	
GENERAL INFORMATION:	<p>A guarantor will be provided.</p> <p>Lease terms of 3 years from completion with the leases contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.</p> <p>There are no current tenant rent arrears.</p> <p>Alienation – the lease will be capable of being sublet.</p> <p>Dilapidations/repairs – it is not proposed to undertake a dilapidations survey and the kiosks premises will be surrendered in current condition with the new tenants taking responsibility for internal repairs under the terms of the new leases.</p> <p>Tenants to pay the Council's legal fees.</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 SENIOR PROPERTY OFFICES ESTATES SURVEYOR		Dated: 30/1/2023
NAME & QUALIFICATIONS	Edward S H Cox MRICS, RICS Registered Valuer	
SIGNATURE OF ASSISTANT DIRECTOR - ASSETS		6 February 2023
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)