

EXERCISE OF DELEGATED POWER

Title : Lease Assignment – 92 – 94 Ridgeway, Leam Lane,
Gateshead NE10 8DH

Gateshead Council Constitution (14th Edition – Jan 2018)
Schedule 5 - Executive Functions Delegated to Managers.
Part 1 – Delegations to Individual Managers.

2. Strategic Director, Corporate Services & Governance

(28) To manage the Council's non-operational property and carry out functions that do not involve a new letting, sub-letting or lease renewal; to include all decisions relating to, rent reviews, assignments, landlord's consents, lease surrenders, terminations and other interests in land.

Policy: Capital Strategy, Community Strategy, Towards 2030

Proposal: To assign existing lease.

Statutory Power: Section 123 of the Local Government Act (1092)

Property/Premises: 92 – 94 Ridgeway, Leam Lane, Gateshead NE10
8DH

Tenant: SV Saleem and Y Saleem

Rent: £550 per annum

Term: 99 years from 1st August 2013

Use: As a General Dealers and Off-Licence on the ground floor and for residential use on the first floor.

Main Terms: Standard in house lease

Comments: Outstanding rent review from 1st August 2018 to be agreed

Surveyor		Team Leader		Property Manager	
Approved by:	M Barker:  Strategic Director, Corporate Services & Governance Date: 5/2/19				