

**EXERCISE OF DELEGATED POWER**

**TITLE** **NEW LETTING OF CAFÉ, FORMER BOULES COURT, BALTIC QUARTER, GATESHEAD NE8 3DF**

Gateshead Council Constitution (15<sup>th</sup> Edition – May 2019)  
Schedule 5 - Executive Functions Delegated to Managers  
Part 1 – Delegations to Individual Managers  
4. Strategic Director, Corporate Services & Governance  
Service Director, Property & Corporate Asset Management  
(19) following consultation with the Strategic Director, Corporate Resources to acquire or dispose of land and/or property by sale, lease, licence, consent, or any other legal estate or interest and to incur any necessary expenditure for those purposes.


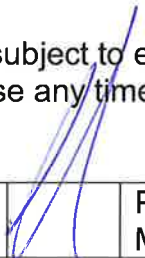


**POLICY** Capital Strategy, Council Plan, Vision 2030

**PROPOSAL** To agree a new lease for the premises known as The Former Boules Court, Baltic Quarter, Gateshead NE8 3DF to a New Company operated by the Ouseburn Coffee Company Limited.

The agreed annual rent is to be based upon 9% of the net turnover rent.

**STATUTORY POWER** s.123 Local Government Act, 1972

**CONDITIONS** A new 5 year lease is being granted subject to each party having the ability to terminate the lease any time after the 1<sup>st</sup> anniversary of the term.

Surveyor		Team Leader		Prop Manager	
Approved By :	 M Barker Strategic Director, Corporate Services & Governance.				
					29/6/14 Date