

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

16 August 2023

Subject : Sale of Upper Floors of 102 Main Street , Alexandria G83 0PB

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of the property at 102 Main Street, Alexandria, G83 0PB to Sava Estates Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Sava Estates Ltd (SC 383078) for a figure of £43,101 plus vat.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations on such conditions as considered appropriate
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The property is wholly owned by West Dunbartonshire Council and is currently unused and surplus to the requirements of any Council service.
- 3.2** The property was previously used as a dentist (first floor) and offices (second floor) but has lain empty and unused for a number of years.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purpose.
- 4.2** The property was extensively marketed for sale during May and June 2023. Marketing Details were prepared (Appendix 1).

- 4.3 The availability of the property was listed on the Councils website and social media. Details were also circulated to commercial property agents, local solicitors, business development bodies and the property was listed on the main Commercial property marketing websites.
- 4.4 A closing date was set for receipt of informal offers on Thursday 29 June 2023. Four offers were received ranging from £27,435 to £43,101.
- 4.5 The offer from Sava Estates Ltd is subject only to standard commercial conditions and is not subject to survey, valuation or planning consent for change of use.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by Legal Services to negotiate missives and conclude the transaction.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt of £43,101 plus vat.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the property including utility costs.
- 6.4 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 The disposal is subject to legal due diligence.
- 7.2 As with any transaction of this nature there is a risk of the sale not proceeding due to issues which arise during the due diligence process and the property may require to be remarketed.

8. Environmental Sustainability

- 8.1 An historic Asbestos Report has been provided to the preferred bidder and there are no issues arising from this.
- 8.2 Any future redevelopment/refurbishment of the property will require to be in line with current building standards.

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

- 10.1** Consultations have been undertaken with Finance, Regulatory Services and Planning.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a liability from the property portfolio.
- 11.2** The upper parts of a prominent building on Alexandria Main Street which has lain vacant and disused for a number of years will be brought back into serviceable use.
- 11.3** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 6 July 2023

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Appendices:	Appendix 1 – Marketing Details.
Background Papers:	None
Wards Affected:	Ward 2