

HALESOWEN AREA COMMITTEE

17th NOVEMBER 2004

REQUEST TO: PURCHASE FREEHOLD TITLE

LOCATION: 21 QUEENSWAY, HALESOWEN
(As Shown hatched on the plan attached)

BACKGROUND

An application has been received from tenant of 21 Queensway, Halesowen to purchase the freehold of the property. News Shops Ltd currently holds the lease of the premises from the Council under a fifteen-year lease, which expires on the 6th January 2008. The applicant is in the process of purchasing the leasehold from News Shops Ltd and has asked the Council if it wishes to sell the freehold.

The land is under the control of the Directorate of Law & Property.

COMMENTS

All the relevant Council Directorates have been consulted regarding the application.

The Director of Law & Property is not in favour of a disposal of the freehold. The property forms part of a larger property holding with other lettings on the upper floors. It would not be in the Council's interest from an estate management point of view to sell off the freehold on only part of the scheme.

PROPOSAL

That the Area Committee advises the Lead Member for Law & Property to refuse the application for the reasons stated above.

BACKGROUND PAPERS

Correspondence with applicant
Emails and Memos from Council Directorates

Contact Officer: Alan Nugent, Property Manager Ext 5351