



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Officer Delegated Decision

4<sup>th</sup> July 2025

Richard Wyles – Deputy Chief  
Executive & S151 Officer

### Lease at Unit 2, The Picture House, St Catherine's Road, Grantham

Approve the authority to grant a new lease at Unit 2, The Picture House, St Catherine's Road, Grantham.

#### Contact

Gyles Teasdale – Head of Property Services & ICT

✉ [g.teasdale@southkesteven.gov.uk](mailto:g.teasdale@southkesteven.gov.uk)

<b>Decision made by:</b>	Richard Wyles – Deputy Chief Executive & S151 Officer
<b>Decision:</b>	Approve the authority to grant a new lease at Unit 2, The Picture House, St Catherine's Road, Grantham.
<b>Public or Exempt:</b>	This report is not exempt from publication; however, appendix 1 is exempt from publication
<b>Reasons for exemption:</b>	The public interest in maintaining the exemption in appendix 1 outweighs the public interest in disclosing the information because it contains financial information relating to confidential negotiations with a third party and the Council must be able to undertake such negotiations without thereby putting confidential items in the public domain if it is to maintain the confidence of third parties in undertaking dealings with the Council
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes
<b>Details of delegation:</b>	In accordance with the Constitution, Part 3(c) Paragraph 26 (Property, including land) (h) - <i>To ensure that any lease, agreement or letting where the total value over the period exceeds £100,000 is supported by an independent</i>

*valuation and undertaken in consultation with the Cabinet Member for Property.*

## **1. Implications**

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

### ***Finance***

- 1.1 This lease will provide additional income for the Council, which following the rent-free period will be built into the budget for future years alongside the recharges costs including insurance and service charges as required as set out in the lease agreement

Completed by: *David Scott – Assistant Director of Finance (deputy s151 officer)*

### ***Legal and Governance***

- 1.2 The Deputy Chief Executive has the delegated authority to take this decision provided that the Cabinet Member for Property has been consulted.

Completed by: *James Welbourn, Democratic Services Manager*

## **2. The Purpose of the Report**

- 2.1 The purpose of the report is to approve the authority to grant a new lease at Unit 2, The Picture House, St Catherine's Road, Grantham.

## **3. Available Options Considered**

- 3.1 To grant the new lease at Unit 2 The Picture House, St Catherines Road, Grantham in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms*** both would be beneficial to the Council.
- 3.2 Should a lease not be granted the Council would remain liable for the costs associated with the vacant property along with a continued responsibility for the

cost associated with further marketing fees to locate a new tenant and any further additional costs.

- 3.3 Reject the proposed lease offer and continue to seek alternative interest from the existing Retail market, with the Council holding any associated financial burden in the interim. This is not proposed as a suitable option as there has been limited interest in the space since its construction in 2019.

#### **4. Preferred Option**

- 4.1 To grant the new lease at Unit 2 The Picture House, St Catherines Road, Grantham in line with the Heads of Terms enclosed in **EXEMPT Appendix 1 – Heads of Terms** both would be beneficial to the Council.

#### **5. Reasons for the Decision(s)**

- 5.1 The tenant has viewed the unit with the Council's managing agent Eddisons and requested a lease for Unit 2 of The Picture House as shown in **EXEMPT Appendix 1 – Heads of Terms**.
- 5.2 The tenant currently runs an established beauty and cosmetics service in Grantham and is looking to expand their facility into larger premises.
- 5.3 Our managing agent has conducted the necessary diligence of the Tenant and their financial status on behalf of the Council to ensure they are a suitable candidate for the lease of Unit 2 The Picture House.
- 5.4 The lease will be contracted within the security of tenure provisions under sections 24 – 28 of the Landlord and Tenant Act 1954.
- 5.5 The tenant will be responsible for the full internal repair, maintenance, and decoration of the entire demise outlined in Appendix 2 – Lease Plan
- 5.6 The tenant will be carrying out the necessary fit out works to the property as since the building's construction, the unit has been left in shell form to remain flexible to the incoming tenant's requirements.
- 5.7 A rent deposit will be held by the landlord and reimbursed at the end of the term providing the tenant has complied fully on the obligations as set out in the lease.
- 5.8 The service charge is payable by the tenant for the upkeep and maintenance of the common parts and shared area facilities.

5.9 Consultation was carried out via public marketing of the premises online via SKDC's estates agent (Eddisons incorporating Banks Long &Co.)

## **6. Appendices**

6.1 EXEMPT Appendix 1 - Heads of Terms

6.2 Appendix 2 – Lease Plan

Signed by: **Richard Wyles**

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Dated: **4 July 2025**