
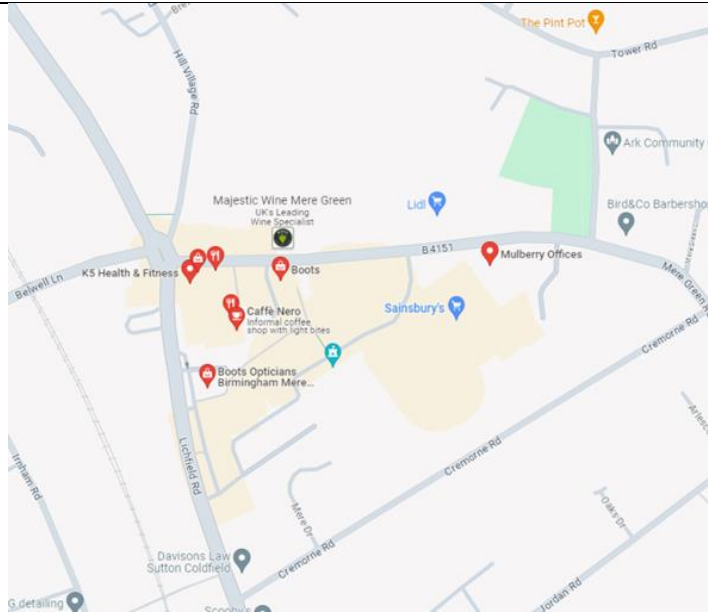


# Operational Decision Record

<b>Publication Date</b> Monday 07 October 2024	<b>Decision Reference Number</b> 5185
<b>Decision Title</b>	
To grant a lease for Unit 12 Mulberry Walk Mere Green, Birmingham, B75 5BP	
<b>Decision Value</b>	
See Exempt Appendix	
<b>Revenue or Capital Spend?</b>	
Revenue	
<b>Department</b>	
Growth and City Development, Strategic Assets & Property	
<b>Contact Officer (Name, job title, and contact details)</b>	
Riazul Ahad, Estates Surveyor – riazul.ahad@nottinghamcity.gov.uk	
<b>Decision Taken</b>	
To grant a lease to the prospective tenant for premises at Unit 12 Mulberry Walk Mere Green, Birmingham, B75 5BP on the terms outlined in the exempt appendix and to pay the associated letting agents' fees.	
<b>Reasons for Decision and Background Information</b>	
A ground floor retail unit which measures approximately 3,012 sq. ft. and Mezzanine 565 sq. ft. forming part of the Mulberry Walk, a retail development located in Mere Green is a suburb of Birmingham.	
	



The unit has been actively marketed number of food outlet applicants expressed interest and made proposals, and the joint agents have recommended proceeding with the tenant identified in the exempt appendices.

The terms of the new lease have been negotiated on the Council's behalf by the joint agents DMR and Rowley Hughes Thompson who have recommended that the Council proceed with the proposed new lease as set out in the exempt appendix.

By granting the lease the Council will reduce costs associated with a void unit and produce income towards the Council's income targets. The property has been marketed and terms agreed and ensure best consideration is achieved.

The letting will complement and widen the retail offer from this development and provide a rental income stream for a significant period. It is recommended that the Council proceed with the proposed letting.

**Other Options Considered and why these were rejected**

To not grant the lease - Satisfactory terms have been agreed with the prospective tenant at market rental value on market facing terms providing best consideration to the Council. The letting will mitigate ongoing void costs and contribute towards the Council's revenue targets.

**Reasons why this decision is classified as operational**

The property is an income generating commercial asset.

**Additional Information**

An appendix (or appendices) to this decision is exempt from publication under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains property sensitive negotiations that if released into the public domain could prejudice future negotiations.

**Decision Maker (Name and Job Title)**

Nicki Jenkins – Corporate Director for Growth and City Development

**Scheme of Delegation Reference Number**

237 Council owned Land and Property – grant of tenancies and leases

**Date Decision Taken**

25/09/24