

Record of officer decision

Decision title:	Lease & Tenancy at Will in respect of Unit 2, 17 Maylord Street, Maylord Orchards Centre, Hereford.
Date of decision:	25 th February 2025
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated May 2024 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
Ward:	Central
Consultation:	None
Decision made:	To grant a new Lease to Elegant Eyes & Brows for Unit 2, 17 Maylord Street, Maylord Orchards Centre, Hereford. A Tenancy at Will is required in the interim to allow time for the lease to complete.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal to take a new 2-year lease on the property that they currently occupy. 2. The tenant's current unprotected lease ends on Friday 28th February 2025 so a Tenancy at Will is required to allow time for the Lease to complete. 3. The tenant has been in occupation of the property since they relocated from the Atrium 2 years ago. 4. The Centre comprises multiple units, some of which have been vacant for some time and it is important that occupation levels are maximized so that the holding costs incurred by the Council are mitigated. 5. The terms agreed leave the tenant responsible for payment of rent, service charge, insurance, business rates and utilities in line with the Maylord Orchards Management Plan (January 2024).
Highlight any associated risks/finance/legal/equality considerations:	None
Details of any alternative options considered and rejected:	No suitable alternatives were proposed
Details of any declarations of interest made:	None

Signed..... Date: 28th February 2025

Print Name: David Micah
Job Title: Commercial and Investments Manager