

Record of officer decision

Decision title:	A lease surrender and grant of a new lease in respect of Unit 33B, 6B Commercial Street, Maylord Orchards Centre, Hereford.
Date of decision:	07/11/2025
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated April 2025 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
Ward:	Central
Consultation:	None
Decision made:	To accept a surrender of the old lease and grant a new lease to The Body Shop for Unit 33B, 6B Commercial Street, Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The old tenant entered administration and was then bought out of administration by a new company. 2. The new company has negotiated a deal to surrender the old lease and grant a new lease on the same property to allow The Body Shop to continue to trade. 3. All sums due for the period of administration will be recovered from the administrator. 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 the 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: 14th November 2025

Print Name: David Micah

Job Title: Commercial and Investments Manager