

Record of Officer Decision

Assignment of Lease of Babbacombe Beach Café, Store, WCs and Car Park, Torquay

Decision Taker and Date Decision Taken:

Director of Pride in Place on 19 June 2024

Summary of Matter or Issue Requiring Decision:

A request has been received from the current tenant to assign the lease to another entity, having undertaken due diligence on the proposed assignee the Council is satisfied that there are no reasonable grounds for refusing consent.

Decision Taken:

That the Director of Pride in Place be authorised to assign the existing lease dated 21st February 2022 from the current tenant to the proposed assignee, as set out in exempt appendix 1.

Summary of Reason(s) for Decision Taken:

The Council has been approached by the existing tenant requesting consent to assign the lease to another entity/person/business.

The Council is unable to unreasonably withhold or delay consent to the assignment and therefore is obliged to proceed as there are no reasonable grounds for refusing consent.

Summary of Alternatives or Options considered and rejected and Background Papers:

Assignment of the lease is prohibited within the terms of the lease unless Landlord's consent is granted. The Landlord has no reasonable grounds on which to refuse consent given the covenant strength of the assignor and assignee.

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None.

Implementation:

This decision will be implemented immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: ___19 June 2024___
(Director of Pride in Place)