



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Smithfield Market Unit Lettings
Date:	22 November 2013
Reporting Officer:	Gerry Millar, Director of Property & Projects, Ext: 6217
Contact Officer:	Pamela Davison, Estates Surveyor, Ext: 3506

1	Relevant Background Information
1.1	<p>Unit lettings at Smithfield Market</p> <p>Functional responsibility for dealing with the property related issues in relation to the letting of units at Smithfield Market rests with the Director of Property and Projects, approval of the letting terms for the units are to be undertaken by him, on the basis that the terms are reported retrospectively to the Strategic Policy and Resources Committee.</p>

2	Key Issues
2.1	<p>The committee is asked to note the letting of units in Smithfield Market as agreed under the delegated authority of the Director of Property and Projects.</p>
2.2	<p>Unit 23 Smithfield Market – Sale of electronic cigarette kits and accessories</p> <p>Tenant – Mr James Connolly 4 Hillview Court Belfast BT15 2DY</p> <p>Unit Size – 150 sqft Rent - £165.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 1st October 2013</p>
2.3	<p>Unit 1 Smithfield Market – Phone Repair Shop</p> <p>Tenant - Mr Toufik Tismelane 35 Ashley Avenue Belfast BT9 7BT</p> <p>Unit Size – 136 sqft Rent - £155.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 1st October 2013</p>
2.4	<p>Unit 13/14 Smithfield Market – Antiques and Collectable Toys</p>

	<p>Tenant - Mr James Gilliland 4 Oranmore Drive Belfast BT11 9LD</p> <p>Unit Size – 838 sqft Ground Floor 550 sqft Storage area on upper floor Rent - £750.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 1st November 2013</p> <p>Mr Gilliland is moving from Unit 15 Smithfield Market to 13/14 to expand his business.</p> <p>2.5 Unit 35 Smithfield Market – TLC for Nails – Nail Bar</p> <p>Tenant - Patricia Moore Leeann Hill 68 Sunnyside Street 16 The Boulevard Belfast Belfast BT7 3EX BT7 3LN</p> <p>Unit Size – 283 sqft Ground Floor 140 sqft Storage area on upper floor Rent - £420.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 12th November 2013</p> <p>2.6 Unit 22 Smithfield Market – Arts/Crafts Sector- Bespoke mounted and personalised prints</p> <p>Tenant - Wayne Kerr 79 Eastway Newtownabbey BT37 9NW</p> <p>Unit Size – 150 sqft Rent - £165.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 18th November 2013</p> <p>2.7 Unit 21 Smithfield Market – Homebrew Store</p> <p>Tenant - Jacqueline Maxwell and Paul Wigham 65 Glenbank Drive Belfast BT14 8BJ</p> <p>Unit Size – 235 sqft Rent - £250.00 per month. Two weeks rent free initially for fit out Term – Tenancy Agreement for six months and monthly thereafter commencing 18th November 2013</p>
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3	Resource Implications
	<p><u>Financial</u> Letting of six vacant units. Total rental income of £1905 per month from Smithfield Market.</p>

4	Equality and Good Relations Considerations
	There are no Equality or Good Relations issues pertaining to these Agreements.

5	Recommendations
	Committee is asked to note the terms of the lettings as set out above

6	Decision Tracking
	Tenancy Agreements have been prepared by Legal Services and Estates Management Unit

7	Key to Abbreviations

8	Documents Attached