

# Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

## Proposed Lease Extension at 44 High Street, Edinburgh

Item number	8.1
Report number	
Executive/routine	Routine
Wards	11 – City Centre
Council Commitments	<a href="#">C2, C3</a>

### Executive Summary

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The retail unit at 44 High Street is let to B & GS Landa Limited and trades as Caledonia. The lease is due to expire on 26 October 2018 and the tenant has requested a 25 year lease extension.

The report seeks approval to grant a 25 year lease extension to B & GS Landa Limited on the terms and conditions outlined in the report.

## Proposed Lease Extension at 44 High Street, Edinburgh, EH1 1TB

### 1. Recommendations

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#### 1.1 That Committee:

- 1.1.1 Approves a 25 year lease extension to B & GS Landa Limited of retail premises at 44 High Street, Edinburgh, on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

### 2. Background

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- 2.1 The shop premises at 44 High Street extends to 55.07 sq m (593 sq ft) or thereby and is shown outlined in red on the attached plan.
- 2.2 Since July 2011, B & GS Landa Limited have been the tenants at the property operating a clothing and gift shop business. The current rent is £30,500 per annum.
- 2.3 The existing lease expires on 26 October 2018 and the tenant has requested the Council grant a 25 year lease extension to be effective from 27 October 2018.

### 3. Main report

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#### 3.1 The following terms have been provisionally agreed:

- Subjects                      Retail shop at 44 High Street, Edinburgh,
- Lease Extension:         25 years from 27 October 2018 until 26 October 2043,
- Rent:                         £49,700 per annum,
- Rent Reviews:             Reviewed on each 5<sup>th</sup> anniversary of the term to open market value,
- Use:                         Class 1 Retail Use,
- Repairs:                    Full repairing and maintaining obligation,
- Other terms:                As contained in the subjects existing lease,
- Costs:                        Tenant responsible for all Council and Legal costs.

- 3.2 The tenant has fulfilled all their legal and financial obligations in terms of the existing lease.

#### **4. Measures of success**

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- 4.1 Granting a 25 year lease extension will allow the tenant to continue their long term financial planning of the business and in turn sustain employment for their workers.

#### **5. Financial impact**

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- 5.1 An increase in rent to £49,700 per annum to the General Property Account.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 This is a 25 year lease extension to the existing tenant who has been trading from the property since July 2011. It is considered there is little or no impact on Risk, Policy, Compliance or Governance issues.

#### **7. Equalities impact**

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- 7.1 The proposal in this report to grant an extension of the lease which currently exists on the property does not have a significant additional impact on people, equalities, the economy and the environment.

#### **8. Sustainability impact**

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- 8.1 There are no sustainability issues arising from this report as it is a lease extension being proposed for a property that has been in retail use for many years and is to continue to be in retail use.

#### **9. Consultation and engagement**

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- 9.1 Ward elected members have been made aware of the recommendations of this report.

## 10. Background reading/external references

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10.1 None.

### **Stephen S. Moir**

Executive Director of Resources

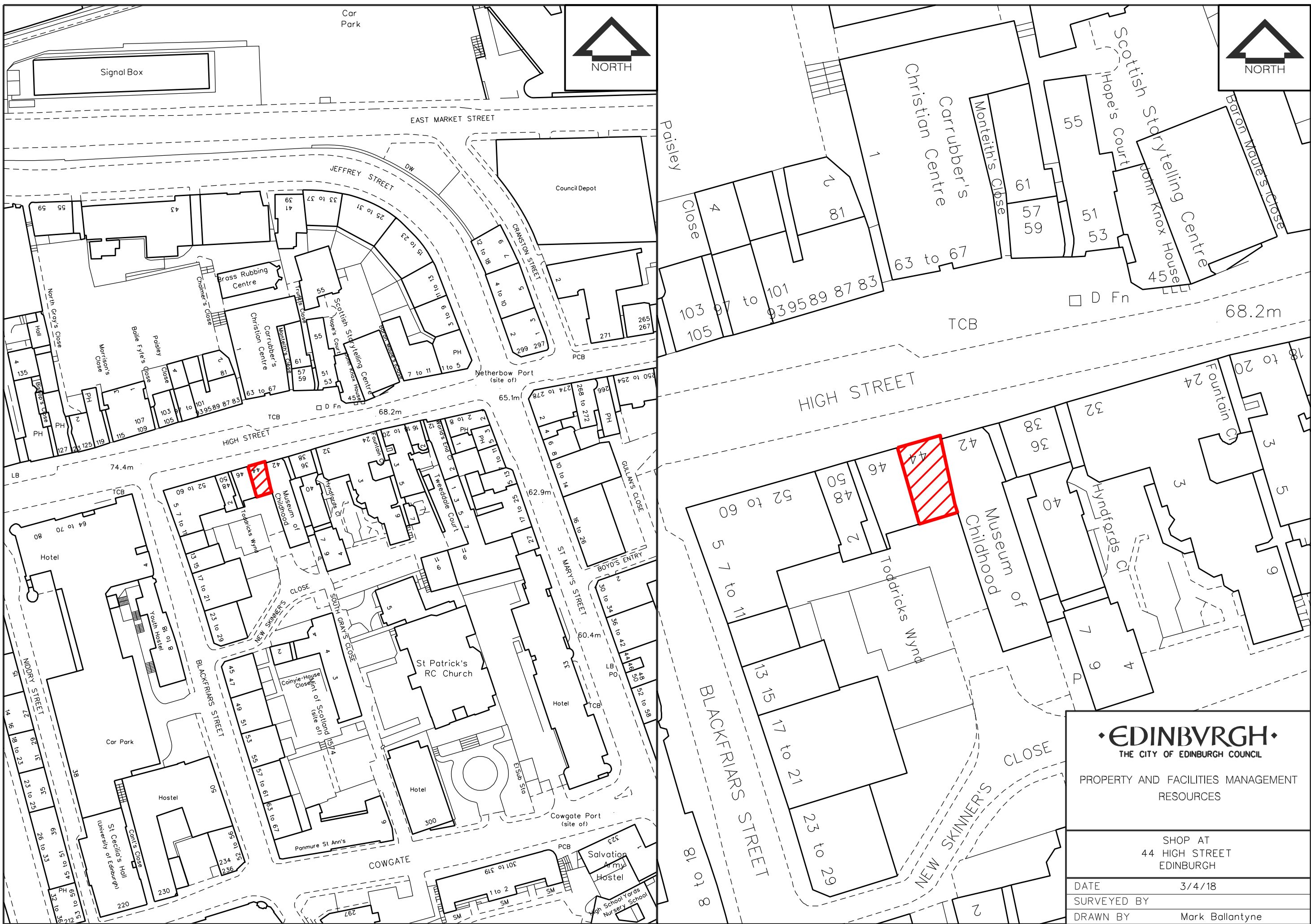
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## 11. Appendices

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11.1 Appendix 1 – Location Plan



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

<b>• EDINBURGH •</b> THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
SHOP AT 44 HIGH STREET EDINBURGH	
DATE	3/4/18
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1939