

Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

Proposed Lease Extension at 45 Cockburn Street, Edinburgh

Item number	8.8
Report number	
Executive/routine	Routine
Wards	11 – City Centre
Council Commitments	C2,C3

Executive Summary

The retail unit at 45 Cockburn Street is let to Sahin Vahap Firat and trades as The Wall.

The lease is due to expire on 9 September 2018 and the tenant has requested a 25 year lease extension.

The report seeks approval to grant a 25 year lease extension to Sahin Vahap Firat on the terms and conditions outlined in the report.

Proposed Lease Extension at 45 Cockburn Street, Edinburgh, EH1 1BS

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a 25 year lease extension to Sahin Vahap Firat of retail premises at 45 Cockburn 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

- 2.1 The shop premises at 45 Cockburn Street extends to 57.48 sq m (619 sq ft) or thereby and is shown outlined in red on the attached plan.
- 2.2 Since November 2015, Sahin Vahap Firat has been the tenant at the property operating a café business. The current rent is £18,600 per annum.
- 2.3 The existing lease expires on 9 September 2018 and the tenant has requested the Council grant a 25 year lease extension to be effective from 10 September 2018.

3. Main report

3.1 The following terms have been provisionally agreed:

- Subjects: Retail shop at 45 Cockburn Street, Edinburgh.
- Lease Extension: 25 years from 10 September 2018 until 9 September 2043.
- Rent: £20,300 per annum.
- Rent Reviews: Reviewed on each 5th 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

- 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

- 5.1 An increase in rent to £20,300 per annum to the General Property Account.

6. Risk, policy, compliance and governance impact

- 6.1 This is a 25 year lease extension to the existing tenant who has been trading from the property since November 2015. It is considered there is little or no impact on Risk, Policy, Compliance or Governance issues.

7. Equalities impact

- 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

- 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

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

10. Background reading/external references

10.1 Not applicable.

Stephen S. Moir

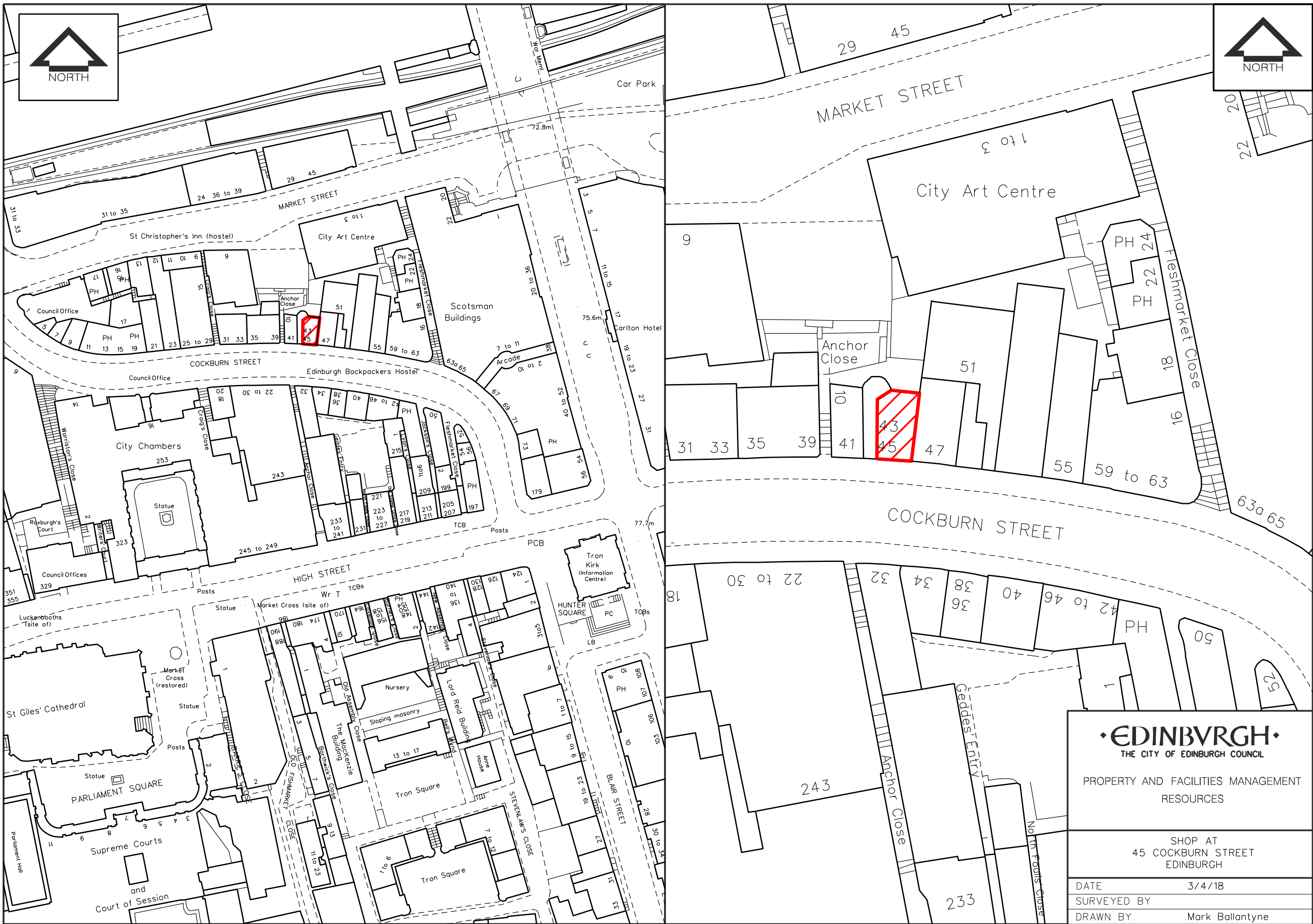
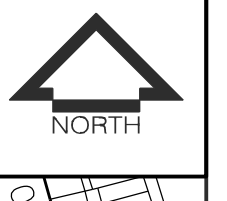
Executive Director of Resources

Contact: Iain Lamont, Investment Portfolio Officer

E-mail: iain.lamont@edinburgh.gov.uk | Tel: 0131 529 7610

11. Appendices

11.1 Appendix 1 – Location Plan



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

SHOP AT
45 COCKBURN STREET
EDINBURGH

DATE 3/4/18

SURVEYED BY

DRAWN BY Mark Ballantyne

FILE NO.

NEG. NO. A3/1938