

Finance and Resources Committee

10.00am, Thursday, 26 January 2023

367 High Street, Edinburgh - Proposed Lease Extension

Executive/routine Wards Council Commitments	Routine 11 – City Centre
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approve a 25-year lease extension to Kiltane Retail Limited, 367 High Street, Edinburgh on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

Contact: Iain Lamont, Senior Estates Surveyor

E-mail: iain.lamont@edinburgh.gov.uk | Tel: 0131 529 5871

Report

367 High Street, Edinburgh - Proposed Lease Extension

2. Executive Summary

- 2.1 The property at 367 High Street is let to Kiltane Retail Limited. The existing lease expires on 12 June 2023 and the tenant has requested to extend the agreement. This report seeks approval to grant a 25-year lease extension on the terms and conditions outlined in the report.

3. Background

- 3.1 The property at 367 High Street comprises a retail unit extending to 52.97m² (570sq ft) as shown outlined in red on the attached plan at Appendix 1.
- 3.2 Kiltane Retail Limited have occupied the property since March 2017 and operate a retail clothing business. The current passing rent is £33,900 per annum.
- 3.3 The existing lease expires on 12 June 2023 and the tenant has requested a 25-year lease extension until 12 June 2048.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 367 High Street, Edinburgh;
 - 4.1.2 Tenant: Kiltane Retail Limited;
 - 4.1.3 Lease extension: 25 years from 13 June 2023;
 - 4.1.4 Rent: £41,000 per annum;
 - 4.1.5 Rent review: 13 June 2028 and five yearly thereafter;
 - 4.1.6 Repair: tenant full repairing liability;
 - 4.1.7 Use: clothing retailer; and
 - 4.1.8 Costs: tenant responsible for all the Councils legal costs.
- 4.2 The tenant has fulfilled all their legal and financial obligations in terms of the existing lease.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the lease extension.

6. Financial impact

- 6.1 Effective from 1 April 2023, the annual rent will be increased from £33,900 per annum to £41,000 per annum credited to the General Property Account.

7. Stakeholder/Community Impact

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

8. Background reading/external references

- 8.1 None.

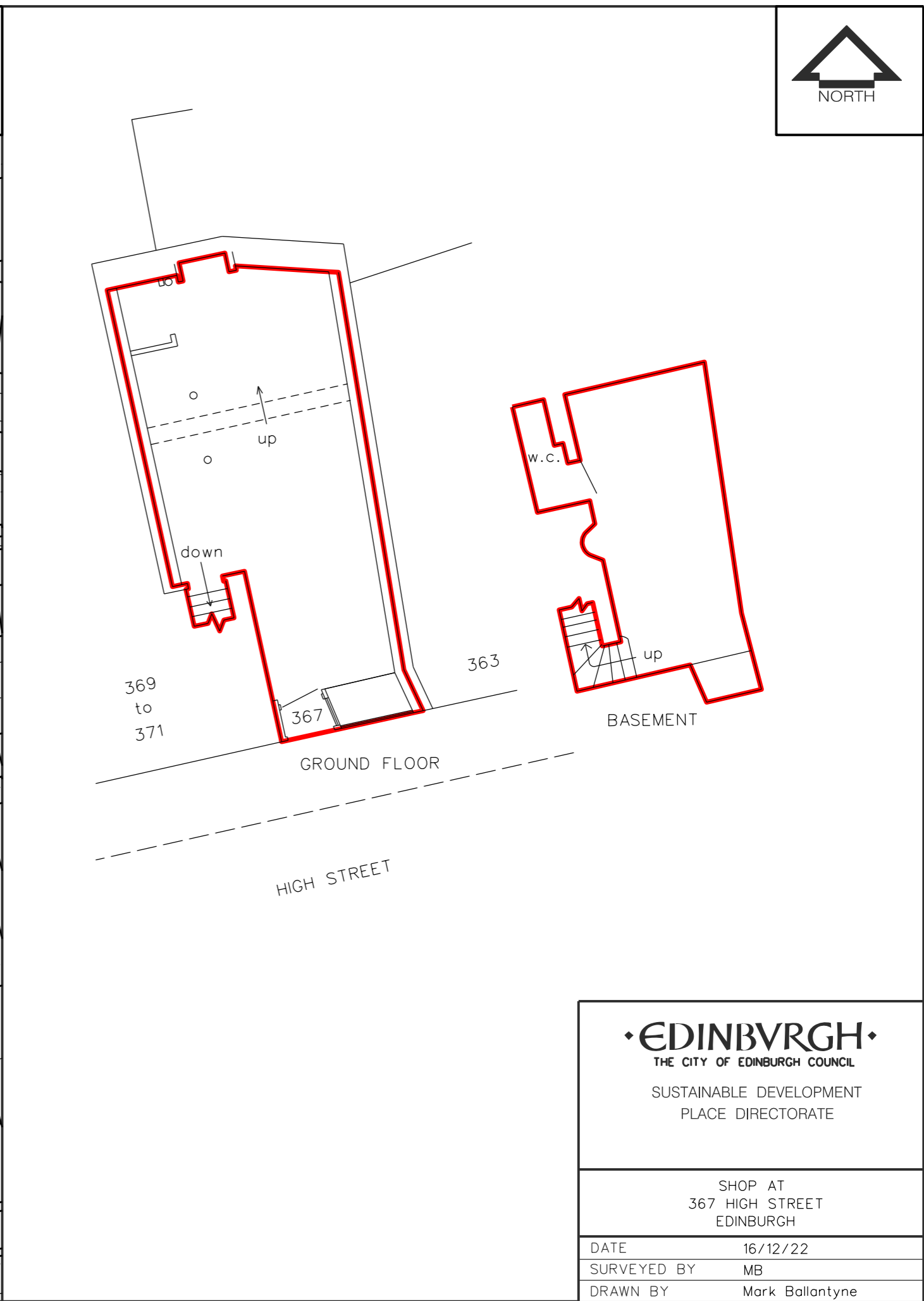
9. Appendices

- 9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:100

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
SHOP AT 367 HIGH STREET EDINBURGH	
DATE	16/12/22
SURVEYED BY	MB
DRAWN BY	Mark Ballantyne
SCALE	1:100 @ A3 SIZE
NEG. NO.	A3/1758

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