

Finance and Resources Committee

10.00am, Tuesday, 30 April 2024

43 Leith Street and 2-6 Calton Road, Edinburgh - Proposed New Lease

Executive/routine
Wards

Routine
11- City Centre

1. Recommendations

- 1.1 That Finance and Resources Committee approve a new 20-year lease to The Mother Black Cat Limited of the public house and bar at 43 Leith Street and 2-6 Calton Road, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

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Report

43 Leith Street and 2-6 Calton Road, Edinburgh - Proposed New Lease

2. Executive Summary

- 2.1 The two public house premises at 43 Leith Street and 2-6 Calton Road were previously under one lease and became vacant on 31 March 2024. Following marketing, five bids were received at a closing date. This report seeks approval to grant a 20 year lease to the preferred bidder, The Mother Black Cat Limited, on the terms and conditions outlined in the report.

3. Background

- 3.1 The public house premises at 43 Leith Street and 2-6 Calton Road extends to 465.69sq m (5,012.6sq ft) or thereby and is shown outlined in red on the attached plan. The property was previously let under one lease which ended on 31 March 2024. The passing rent under that lease was £87,500 per annum.
- 3.2 To keep empty building holding costs to a minimum, a marketing campaign was instigated in January 2024, with a closing date set for 4 April 2024. Five bids were received at the closing date and The Mother Black Cat Limited was selected as the successful bidder.
- 3.3 The Mother Black Cat Limited is an established company and currently operates The Black Cat public house on Rose Street.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 43 Leith Street & 2-6 Calton Road, Edinburgh;
 - 4.1.2 Tenant: The Mother Black Cat Limited;
 - 4.1.3 Lease term: 20 years from date of entry;
 - 4.1.4 Rent: £105,000 per annum;

- 4.1.5 Rent free period: three months from date of entry;
- 4.1.6 Repair: tenant full repairing obligation; and
- 4.1.7 Costs: tenant responsible for the Councils legal costs.

5. Next Steps

- 5.1 Following approval of the terms by the Finance and Resources Committee, solicitors will be instructed to conclude the legal documentation.

6. Financial impact

- 6.1 After the expiry of the rent free period from the start of the lease, the rent will be £105,000 per annum, credited to the General Property Account. This represents an increase from the previous rent for the premises of £87,500 per annum.

7. Equality and Poverty Impact

- 7.1 This is a new 20-year lease for a property that has been used as a public house and bar for many years. It is considered this proposal does not have any equality or poverty implications.

8. Climate and Nature Emergency Implications

- 8.1 It is considered that there are no direct Climate and Nature Emergency Implications from offering a lease over a property that has previously been used for commercial purposes.

9. Risk, policy, compliance, governance and community impact

- 9.1 Ward members have been aware of the recommendations of this report.
- 9.2 The proposed lease is in keeping with the Commercial Property Portfolio Strategy that was approved by Committee on 20 June 2023.

10. Background reading/external references

- 10.1 [Commercial Property Portfolio Strategy](#).

11. Appendices

11.1 Appendix 1 – Location plan.

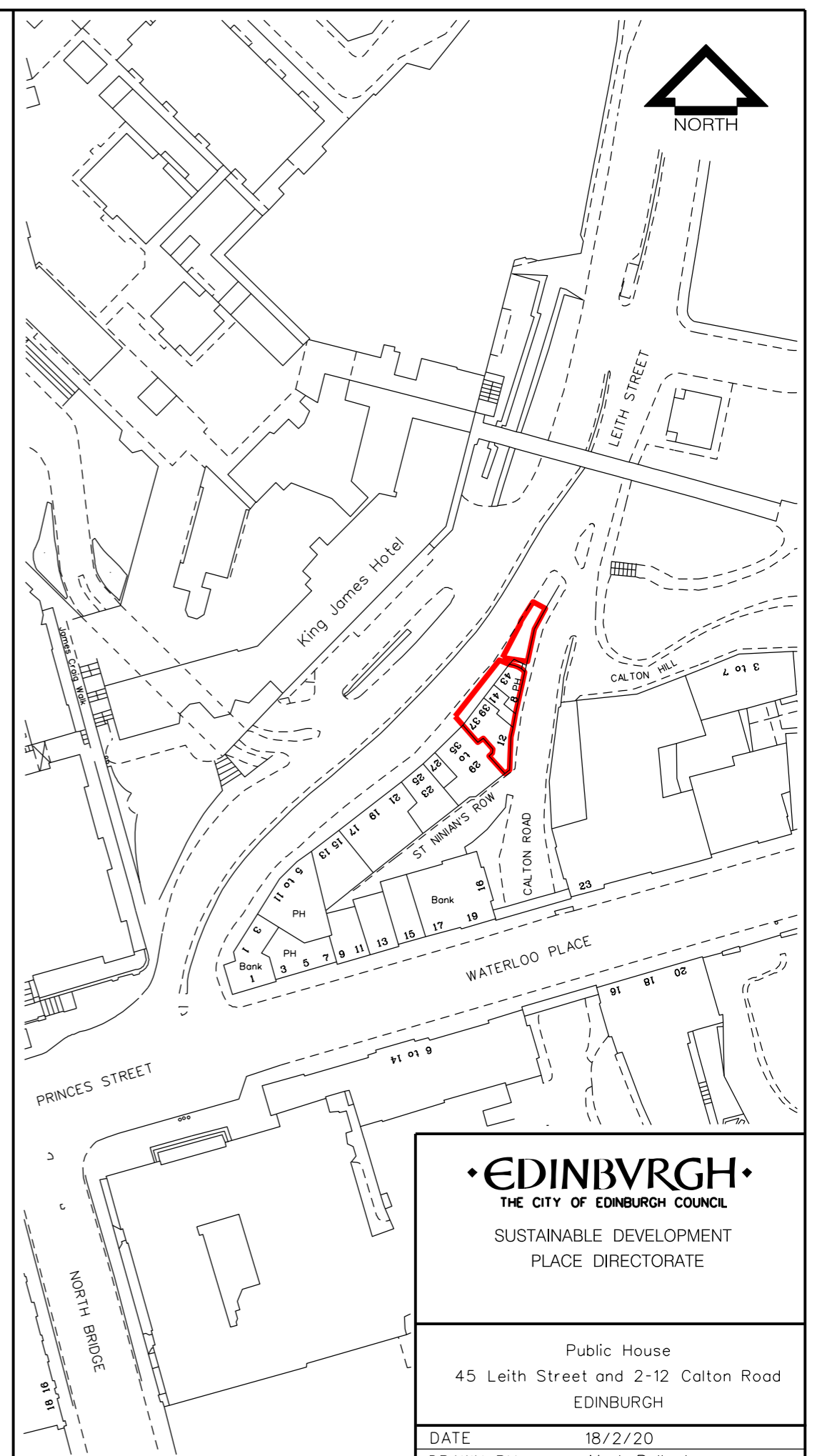


FIRST FLOOR
(FROM CALTON ROAD)

GROUND FLOOR
(FROM CALTON ROAD)

FLOOR PLAN

SCALE 1:200



• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

Public House
45 Leith Street and 2-12 Calton Road
EDINBURGH

DATE	18/2/20
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/374a

LOCATION PLAN