

Finance and Resources Committee

10.00am, Friday, 6 December 2019

5 Hamilton Place- Proposed New Lease

Executive/routine	Routine
Wards	5 – Inverleith
Council Commitments	2

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a 10 year lease to Wee Greek Kitchen Limited of the premises at 5 Hamilton Place, Edinburgh, on the terms and conditions as outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

Contact: Seli McVittie, Investment Officer,

Property and Facilities Management Division, Resources Directorate

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5 Hamilton Place- Proposed New Lease

2. Executive Summary

- 2.1 The restaurant at 5 Hamilton Place was vacated in summer 2019 when the previous occupier ceased trading. The property was placed on the market with 5 bids received at a closing date. This report seeks approval to grant a new lease to the Wee Greek Kitchen Ltd, on the terms and conditions outlined in the report.

3. Background

- 3.1 The subjects, extending to 65 sq m (700 sq ft) or thereby, located at 5 Hamilton Place comprises of ground and basement areas along with an external courtyard as shown outlined in red on the attached plan.
- 3.2 The previous lease was terminated in summer 2019 when the tenant, who had also operated a restaurant, ceased trading. The rent under the previous was £16,000 per annum.
- 3.3 Following a successful marketing campaign, at closing date, five offers were received. The offers have been evaluated with the preferred bidder selected.

4. Main report

- 4.1 The following terms have been provisionally agreed:-
- Subjects: 5 Hamilton Place, Edinburgh;
 - Tenant: Wee Greek Kitchen Limited (SC634052);
 - Term: 10 years;
 - Rent: £23,000 per annum;
 - Use: Class 3, Restaurant;
 - Rent Review: The rent will be reviewed on the fifth anniversary, and 5 yearly thereafter, on an upward only basis;
 - Repair: Tenant, full repairing;

- **Costs:** The tenant shall be responsible for the Council's reasonably incurred legal costs and their own in costs associated with the preparation of the lease. The tenant shall also be responsible for Land and Building Transaction Tax, registration dues and VAT as appropriate;
- **Other terms:** As contained in a standard lease.

5. Next Steps

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

6. Financial impact

- 6.1 A rental income of £23,000 will be generated to the General Property Account, an increase of 21% on the previous rent received of £16,000 per annum.

7. Stakeholder/Community Impact

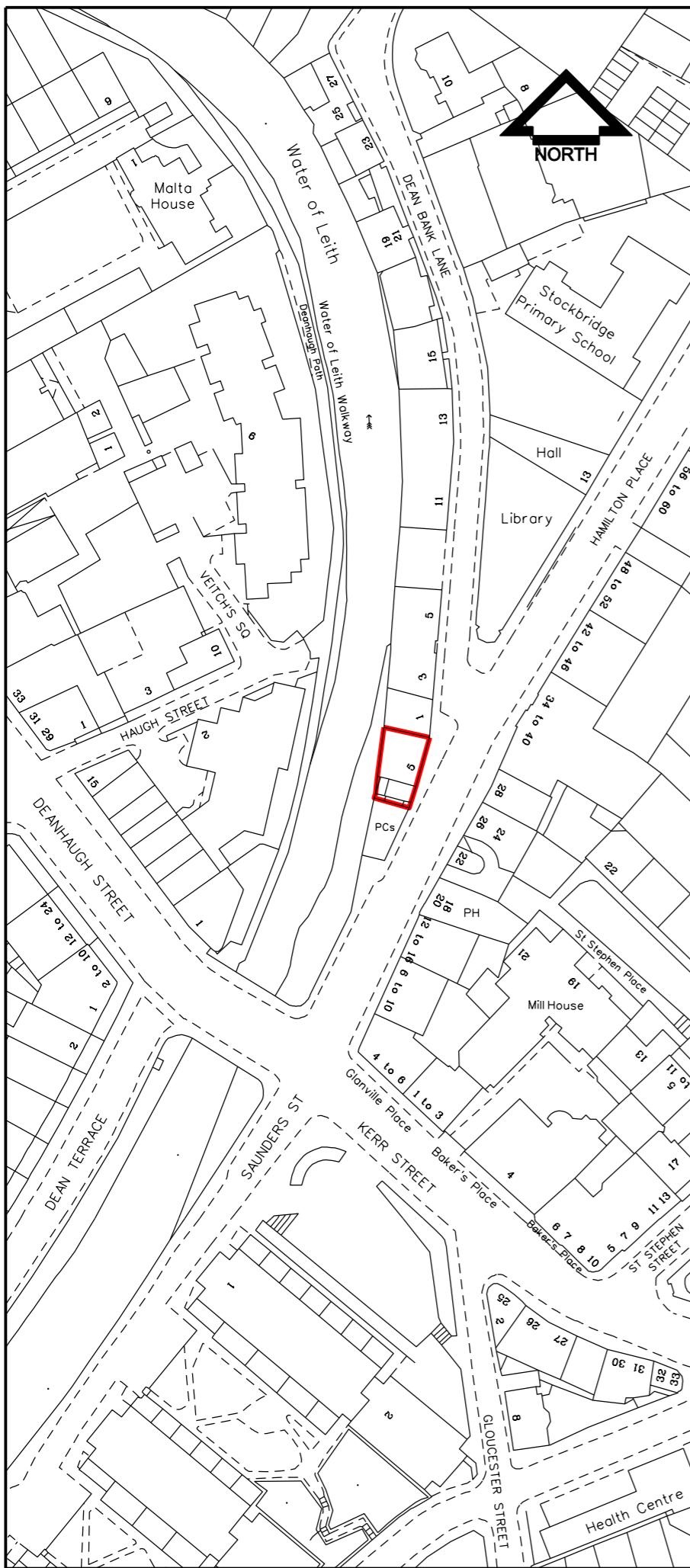
- 7.1 Ward elected members have been made aware of the recommendations of the report.

8. Background reading/external references

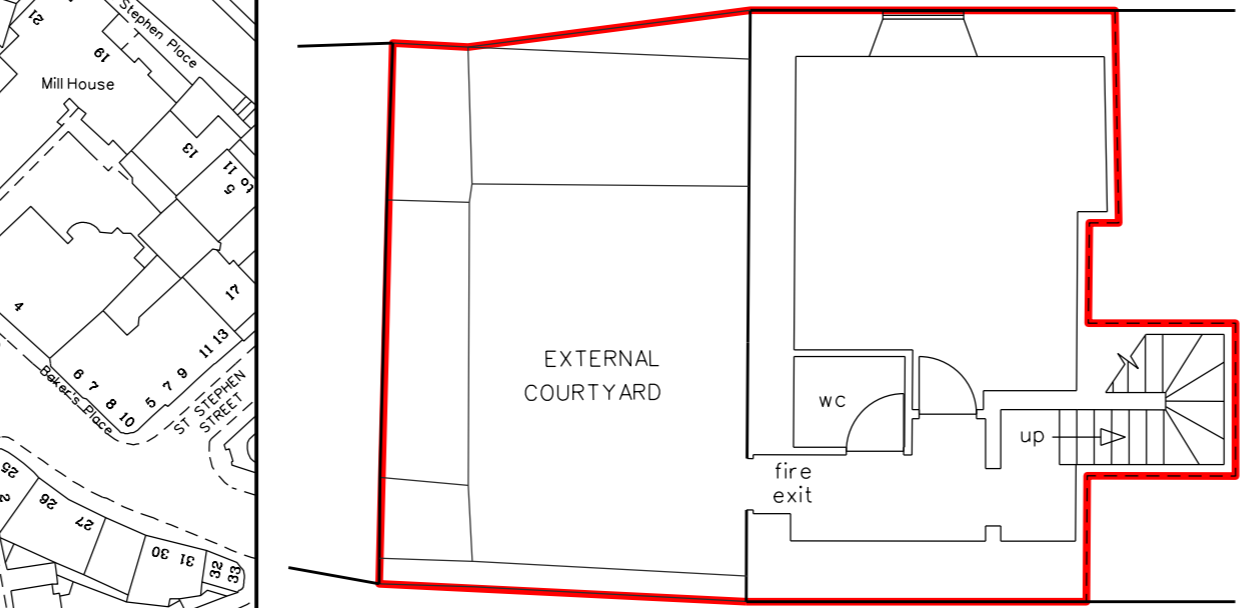
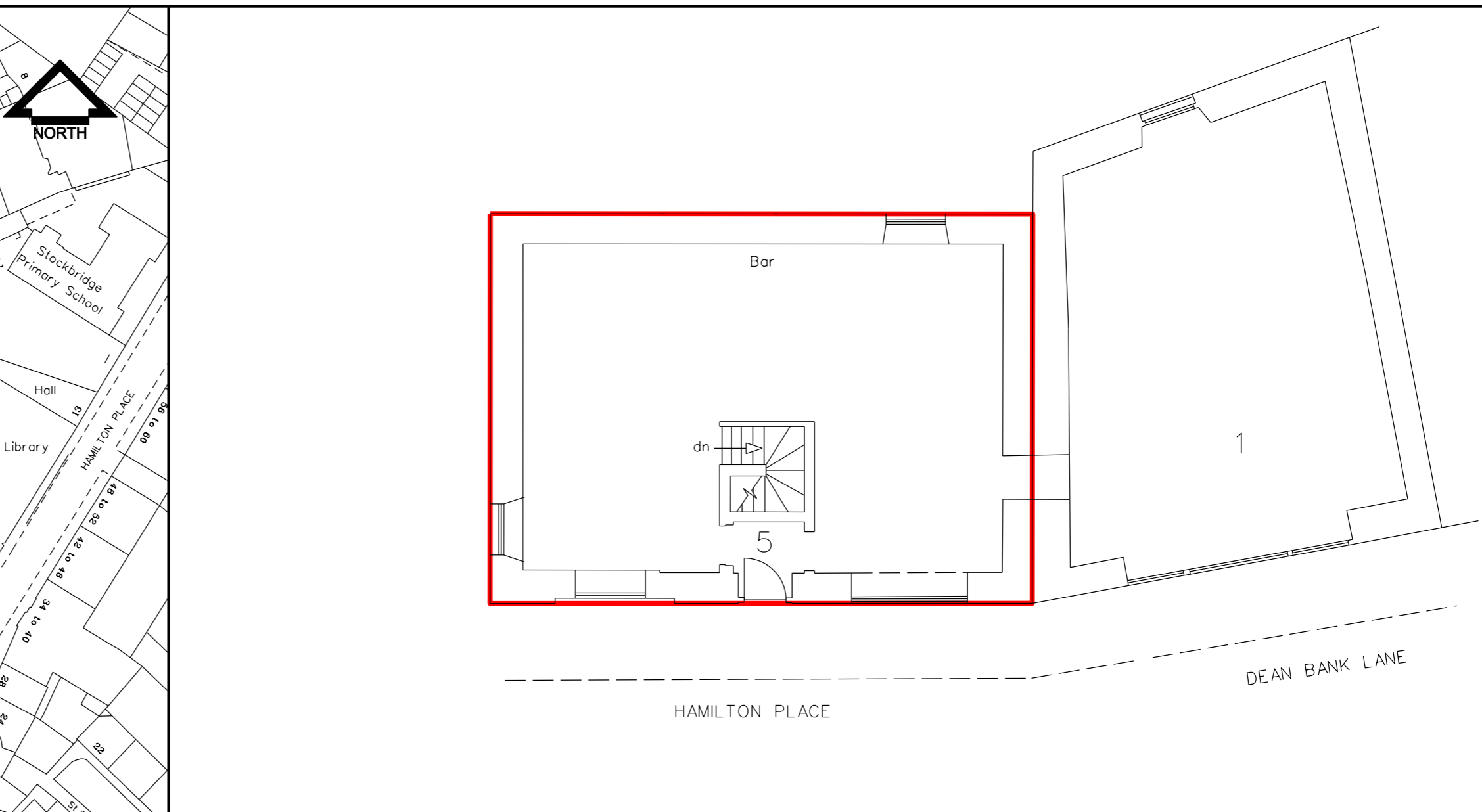
N/A

9. Appendices

Appendix 1 - Location Plan



LOCATION PLAN



BASEMENT

AREA OF LEASE SHOWN DELINEATED RED

FLOOR PLAN

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
Restaurant 5 Hamilton Place Edinburgh	
DATE	18/04/2017
SURVEYED BY	MB,AP
DRAWN BY	Fiona McDonald
FILE NO.	
NEG. NO.	A3/929 A