

Policy and Sustainability Committee Report

10.00 am, Thursday, 11 June 2020

43 – 45 Leith Street (2/12 Calton Road), Edinburgh Proposed Lease Extension

Executive/routine	Executive
Wards	11 – City Centre
Council Commitments	2

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a lease extension until 31 March 2034 to Belhaven Brewery Company Limited of premises at 43 – 45 Leith Street (2/12 Calton Road), Edinburgh, on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

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Property and Facilities Management Division, Resources Directorate

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2. Executive Summary

- 2.1 The premises at 43 – 45 Leith Street (2/12 Calton Road) is currently let to Belhaven Brewery Company Limited on a lease which expires on 31 March 2024. The tenant has requested a lease extension to 31 March 2034 in order to provide enhanced security of tenure. The report seeks approval to grant a lease extension to Belhaven Brewery Company Limited on the terms and conditions outlined in this report.

3. Background

- 3.1 The premises at 43 – 45 Leith Street (2/12 Calton Road) extends to a total combined area of 155.97 sq m (1,679 sq ft) or thereby and is shown outlined in red on the attached plan.
- 3.2 Since June 1987, Belhaven Brewery Company Limited has been the tenant of the premises operating a public house business. The current rent is £85,000 per annum.
- 3.3 The lease expires on 31 March 2024 and the tenant has requested the Council grant a lease extension until 31 March 2034.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- Subjects: Public House, 43-45 Leith Street (2/12 Calton Road), Edinburgh;
 - Lease: Extension of existing lease until 31 March 2034;
 - Rent: £87,500 per annum (effective from 1 April 2018);
 - Rent Review: 1 April 2023 and 5 yearly thereafter;
 - Use: Public House;

- Repair: Tenant full repairing and insuring obligation;
- Other terms: As contained in the existing lease;
- Costs: Tenant responsible for all legal costs.

4.2 The tenant has fulfilled all their legal and financial obligations in terms of the existing

5. Next Steps

5.1 Following approval of the terms by the Policy and Sustainability Committee, Legal Services will be instructed to conclude the legal documentation.

6. Financial impact

6.1 An increase in rent to £87,500 per annum to the General Property Account, effective from, and backdated to, 1 April 2018.

7. Stakeholder/Community Impact

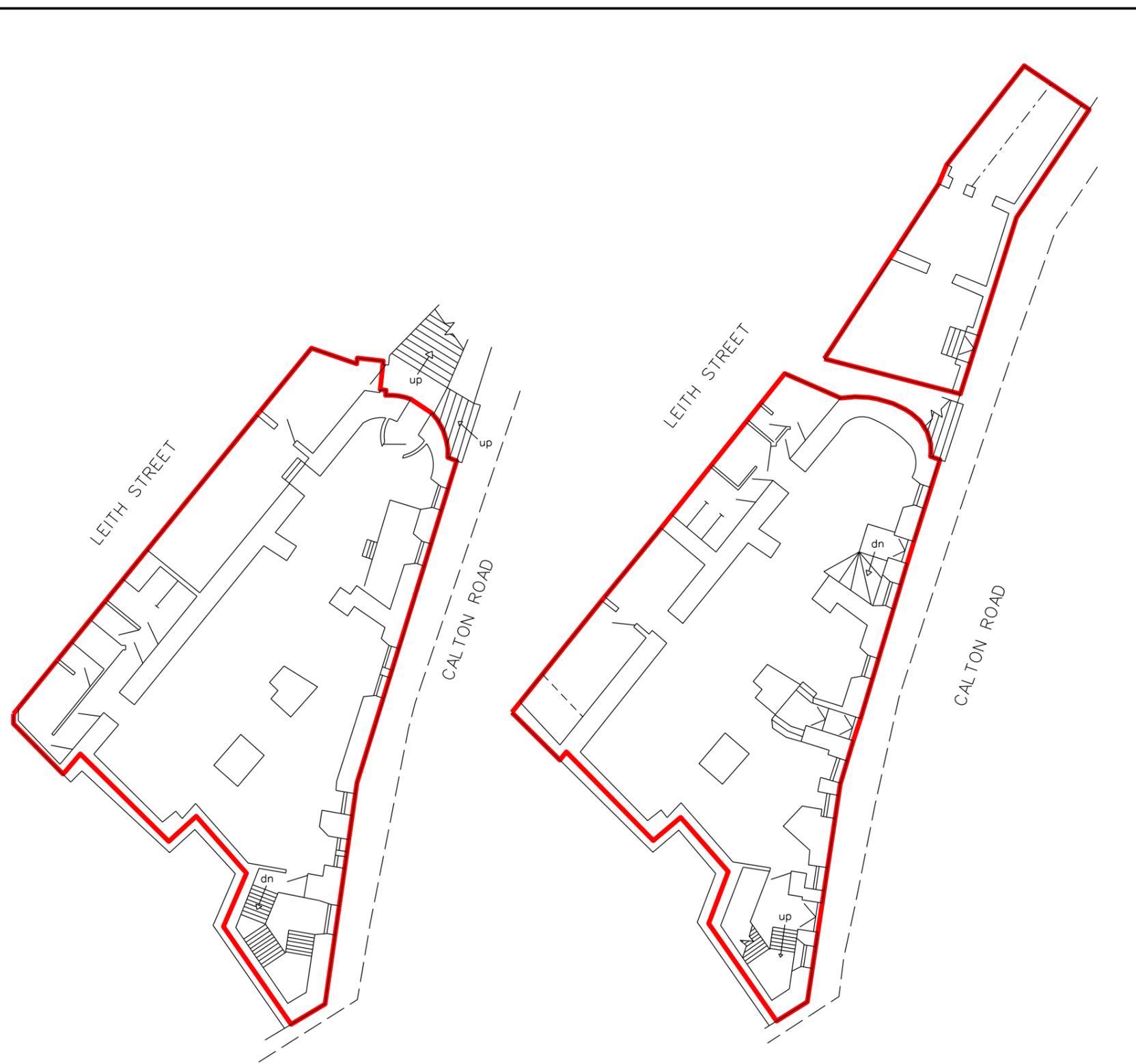
7.1 Ward elected members have been made aware of the recommendations of the report.

8. Background reading/external references

8.1 N/A

9. Appendices

9.1 Appendix 1 – Location Plan

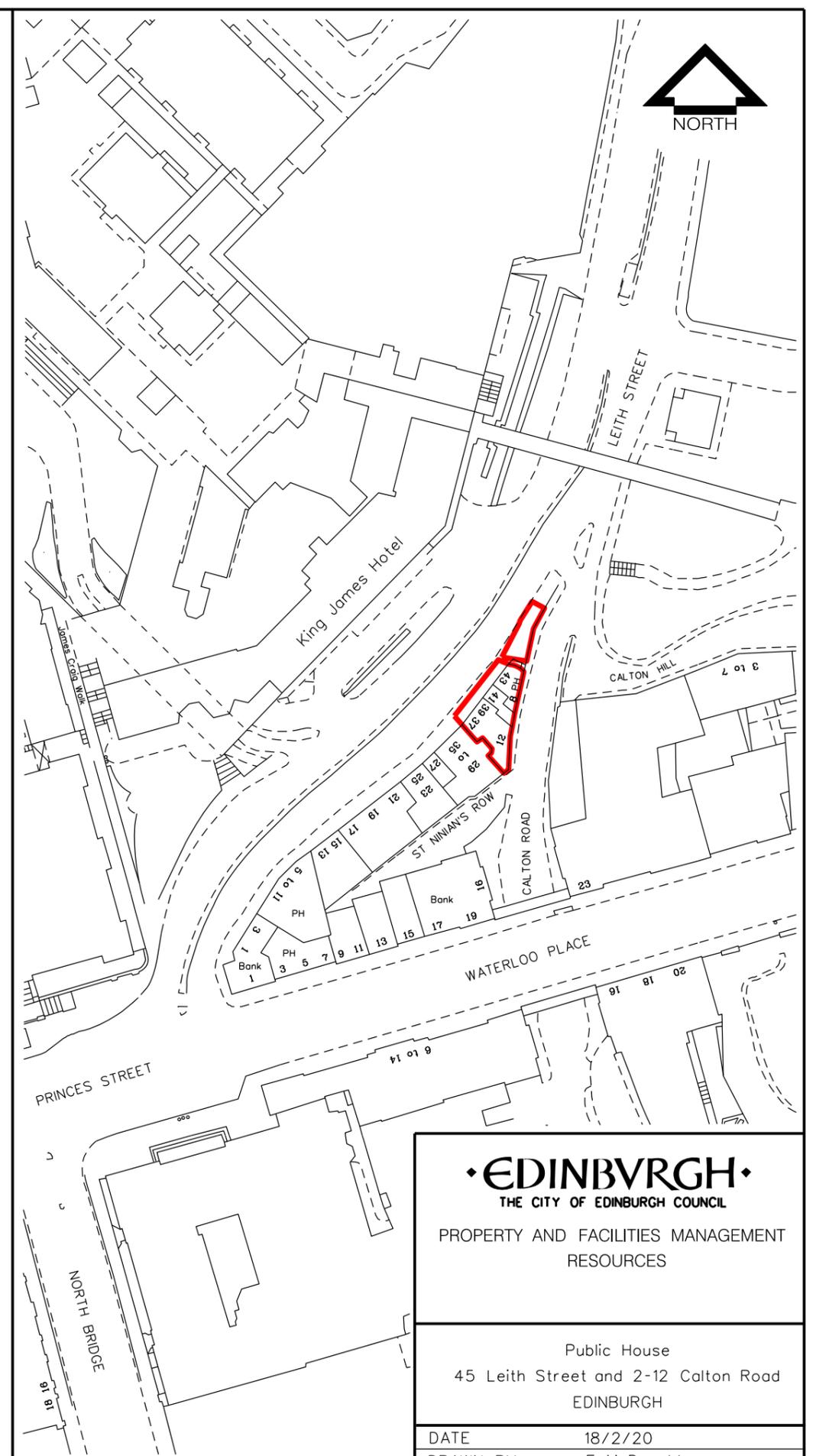


FIRST FLOOR
(FROM CALTON ROAD)

GROUND FLOOR
(FROM CALTON ROAD)

FLOOR PLAN

SCALE 1:200



• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

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

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

LOCATION PLAN