

Finance and Resources Committee

10.00am, Thursday, 27 August 2020

21 Cockburn Street, Edinburgh – Proposed Lease Extension

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

1. Recommendations

- 1.1 That Committee approves a 10-year lease extension to Lisardo's Ltd at 21 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.

Stephen S. Moir

Executive Director of Resources

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Property and Facilities Management Division, Resources Directorate

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Report

21 Cockburn Street, Edinburgh – Proposed Lease Extension

2. Executive Summary

- 2.1 Lisardo's Ltd currently occupy 21 Cockburn Street, Edinburgh on a lease which expires on 19 April 2023. This report seeks approval to grant the tenant a 10-year lease extension on the terms and conditions outlined in the report.

3. Background

- 3.1 The ground floor retail premises at 21 Cockburn Street, Edinburgh extends to 136.57 sq m (1,470 sq ft) as shown outlined in red on the attached plan.
- 3.2 Lisardo's Ltd occupy the premises on a lease from 20 April 2018 to 19 April 2023 at a passing rent of £32,126 per annum.
- 3.3 As a result of the economic downturn from the COVID-19 pandemic, Lisardo's Ltd is seeking to diversify their business to maintain financial sustainability and are seeking an extension of their lease to protect the substantial financial investment they have made in the property

4. Main report

- 4.1 The following terms have been provisionally agreed:
- Subjects 21 Cockburn Street, Edinburgh, EH1 1BP;
 - Lease: 10-year extension from 19 April 2023 to 19 April 2033;
 - Rent: £32,126 per annum;
 - Rent Review: 19 April 2023 and 2028
 - Use: Currently restricted to sale of ice cream / gelato -to be extended to include delicatessen use;
 - Repairs: Full repairing and maintaining obligation;

- Other Terms: As contained in the Council's standard full repairing and insuring lease;
- Costs: Tenant responsible for all Council's legal costs.

5. Next Steps

- 5.1 Subject to Committee approval, the Legal Services will be instructed to progress the lease extension.

6. Financial impact

- 6.1 A rent of £32,126 per annum to the General Property Account will be maintained for an additional 10-year period with the prospect of further uplifts at rent review in 2023 and 2028.

7. Stakeholder/Community Impact

- 7.1 Ward 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



LOCATION PLAN

SCALE 1:1250

SITE PLAN

SCALE 1:200

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PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
21 COCKBURN STREET EDINBURGH	
DATE	17/7/14
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A4/155

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