

Finance and Resources Committee

10.00am, Thursday, 3 December 2020

65 Shore, Edinburgh – Proposed New Lease

Executive/routine	Routine
Wards	Ward 13 – Leith
Council Commitments	2

1. Recommendations

- 1.1 That Committee approves a 15 year to lease to Zak Hanif & Aytac Gul of premises at 65 Shore, 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

Contact: Iain Lamont, Investment Portfolio Officer,

Property and Facilities Management Division, Resources Directorate

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Report

65 Shore, Edinburgh, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 Zak Hanif & Aytac Gul currently occupy 65 Shore, Edinburgh on a missive of let which expires on 30 May 2021. The report seeks approval to grant the tenant a 15 year lease from 31 May 2021 on the terms and conditions outlined in the report.

3. Background

- 3.1 The property known as 65 Shore extends to 112.17m² (1,207sq ft) as shown outlined in red on the attached plan.
- 3.2 Since July 2016, Zak Hanif & Aytac Gul have been the tenants at the property operating a café / wine bar business. The current rent of the property is £18,600 per annum.
- 3.3 The existing missive expires on 30 May 2021 and the tenant has asked the Council to grant a new 15 year lease from 31 May 2021 to provide enhanced security of tenure and in turn facilitate longer term financial planning.

4. Main report

- 4.1 The following terms have been provisionally agreed:-
- Subjects Café / Wine Bar at 65 Shore, Edinburgh;
 - Lease: 15 years from 31 May 2021 until 30 May 2036;
 - Rent: £19,200 per annum;
 - Rent Review: 31 May 2026 and 5 yearly thereafter;
 - Use: Café / Wine Bar;
 - Repairs: Tenant full repairing and insuring obligation;
 - Costs: Tenant responsible for all the Councils legal costs;
 - Other Terms: As contained in the standard Council lease.

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

5. Next Steps

- 5.1 Following Committee approval, the Council Solicitor will be instructed to progress the preparation of a new lease.

6. Financial impact

- 6.1 An increase in rent from £18,600 to £19,200 per annum to the General Property Account from 31 May 2021.

7. Stakeholder/Community Impact

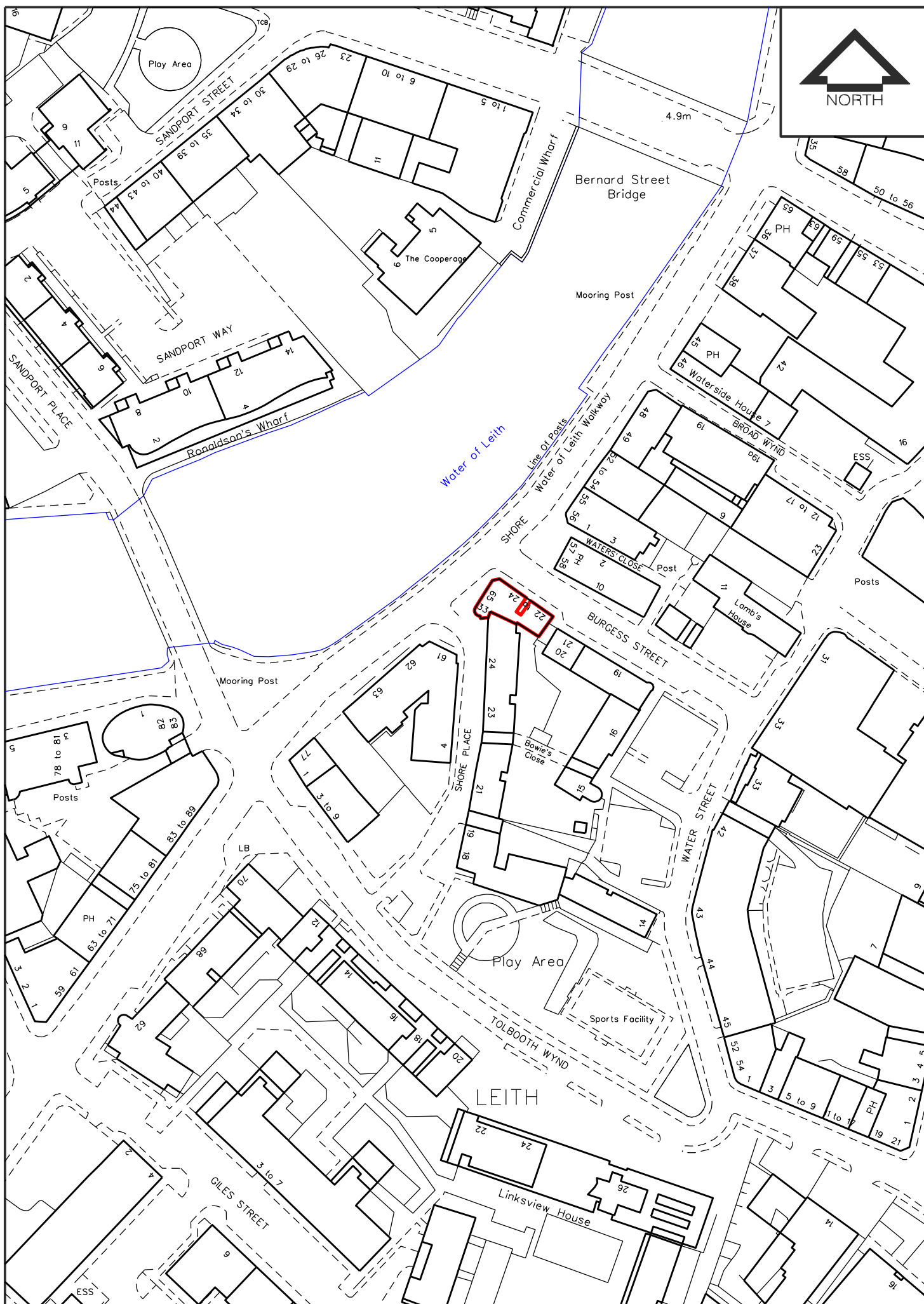
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 N/A.

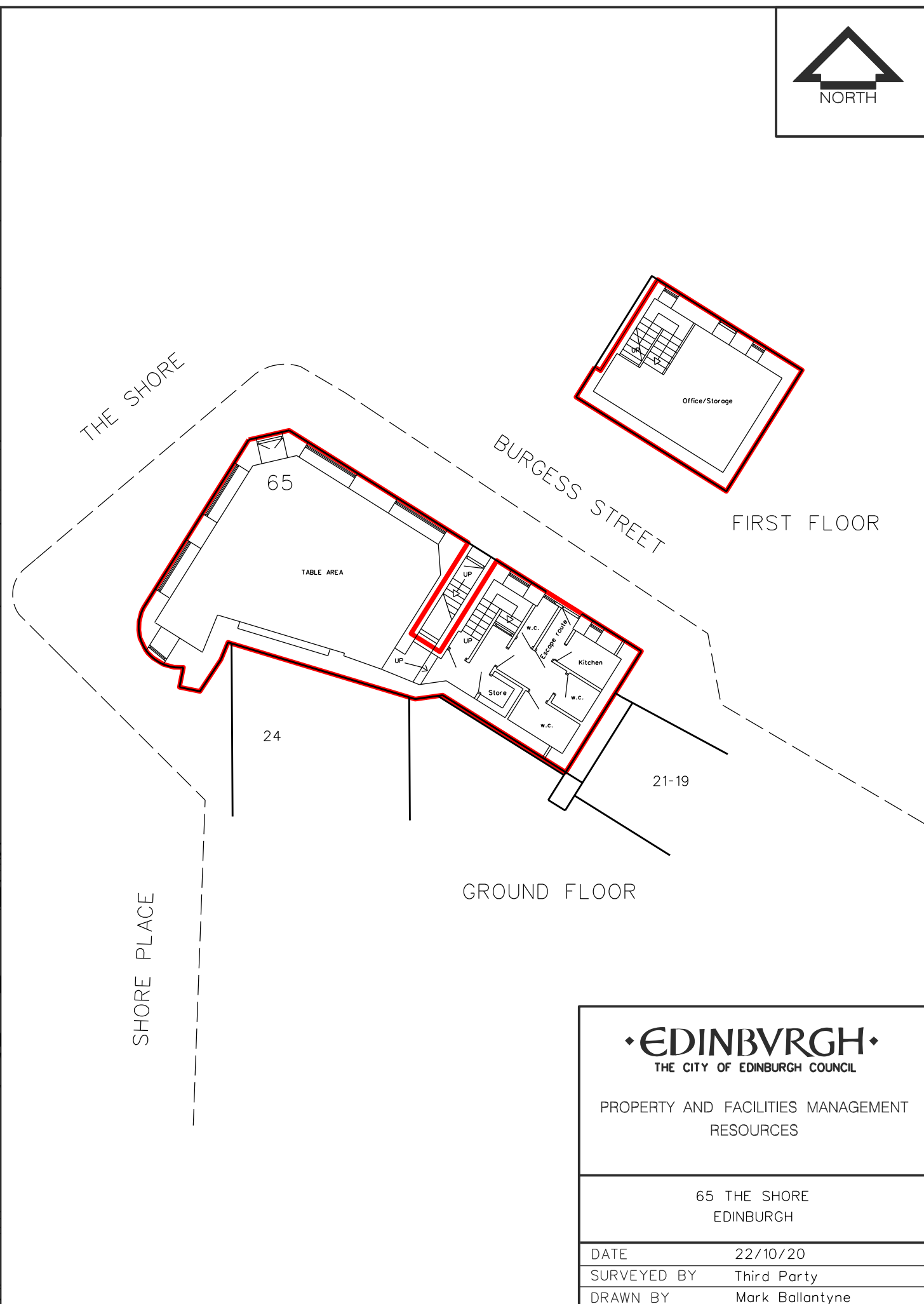
9. Appendices

- 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	
65 THE SHORE EDINBURGH	
DATE	22/10/20
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2294