

# Finance and Resources Committee

10.00am, Thursday, 12 August 2021

## Trinity Apse, Edinburgh – Proposed New Lease

Executive/routine	Routine
Wards	Ward 11 – City Centre
Council Commitments	<a href="#">2</a>

### 1. Recommendations

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- 1.1 It is recommended that Finance and Resources Committee approves a new 10-year lease to The Crafting Cartel at Trinity Apse, 10 Chalmers Close, Edinburgh on the terms outlined in this report 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

## Trinity Apse, Edinburgh – Proposed New Lease

### 2. Executive Summary

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- 2.1 Trinity Apse is currently vacant and used on an ad-hoc basis for public events and as a Festival venue. This report seeks approval to grant a new 10-year lease to The Crafting Cartel Limited on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 Trinity Apse is a former gothic church building located just off the High Street at 10 Chalmers Close, extending to 159.25 sq m (1,720 sq ft), as shown outlined in red on the attached plan.
- 3.2 The property was previously used by the Culture service as an ad-hoc events space which produced few opportunities for a secure revenue stream. Consequently, the building was declared surplus to operational requirements and a marketing campaign was undertaken with a view to finding a tenant for the property.
- 3.3 On [29 October 2020](#), Finance and Resources Committee approved a 25-year lease of the property, following a marketing exercise, to a tenant seeking to create a tourist whisky heritage centre experience. As a result of the continued uncertainty concerning international travel the tenant subsequently withdrew their interest.
- 3.4 The property was re marketed and, at a closing date on 1 July 2021, three offers were received, with The Crafting Cartel Limited selected as preferred bidder.

### 4. Main report

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- 4.1 The proposal is for an open plan multi-use destination, incorporating a houseplant and homewares store, speciality coffee bar, crafting workshop and outdoor street food terrace.
- 4.2 The following terms have been provisionally agreed:
- Subjects: Trinity Apse, 10 Chalmers Close, Edinburgh;
  - Lease Term: 10-year lease from date of entry;
  - Rent: £30,000 per annum;

- Rent Reviews: Rent reviewed on the fifth anniversary;
- Use: Multi-purpose retail and hospitality. Plant shop incorporating speciality coffee shop and street food. (Class 3 consent required);
- Condition: Subject to planning permission for change of use;
- Costs: Each party to meet their own costs; and
- Other terms: Standard commercial terms.

## **5. Next Steps**

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

## **6. Financial impact**

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- 6.1 A new rental stream of £30,000 per annum to the General Property Account.

## **7. Stakeholder/Community Impact**

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

## **8. Background reading/external references**

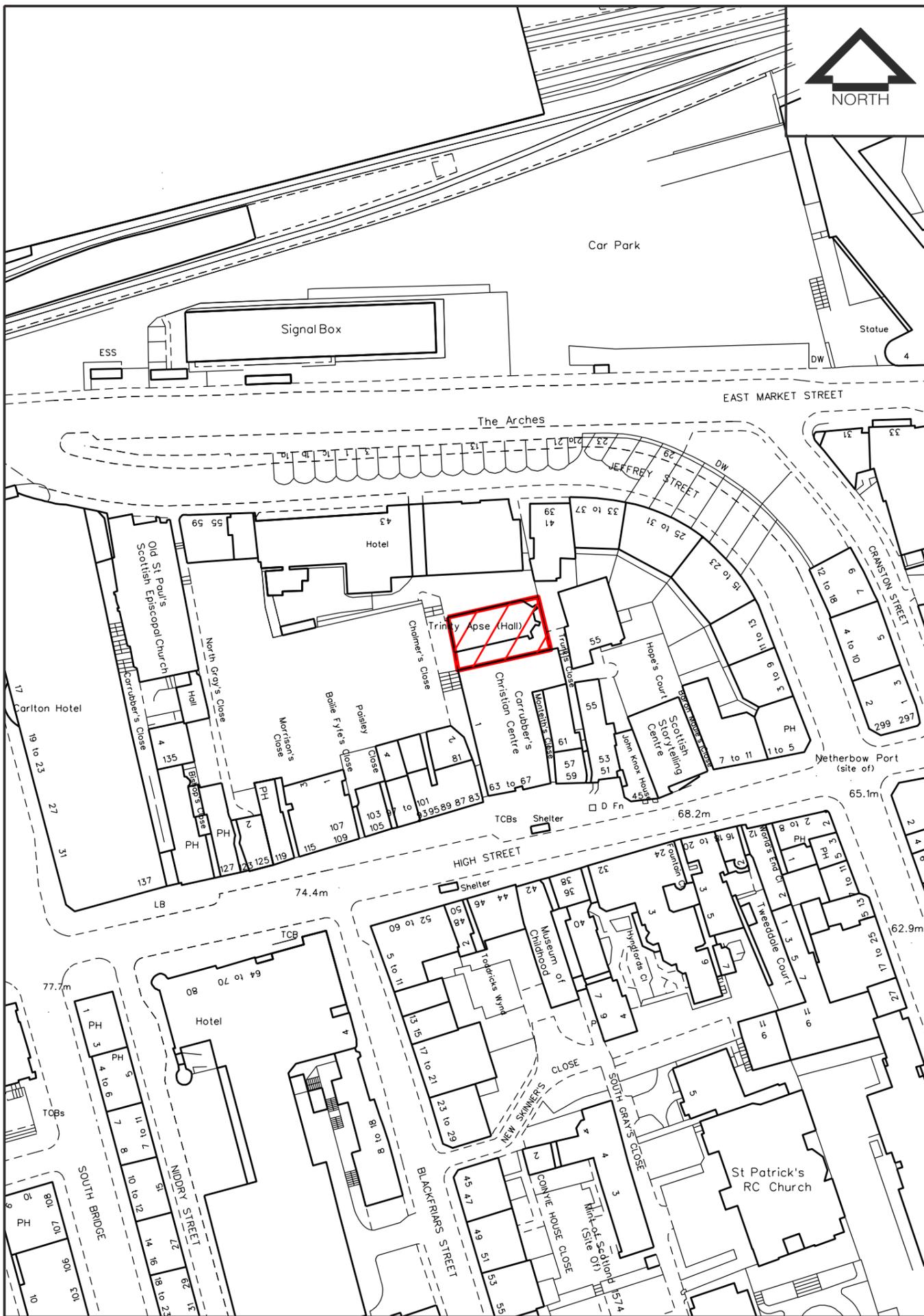
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- 8.1 [Trinity Apse – Proposed New Lease](#) – Report to Finance and Resources Committee 29 October 2020.

## **9. Appendices**

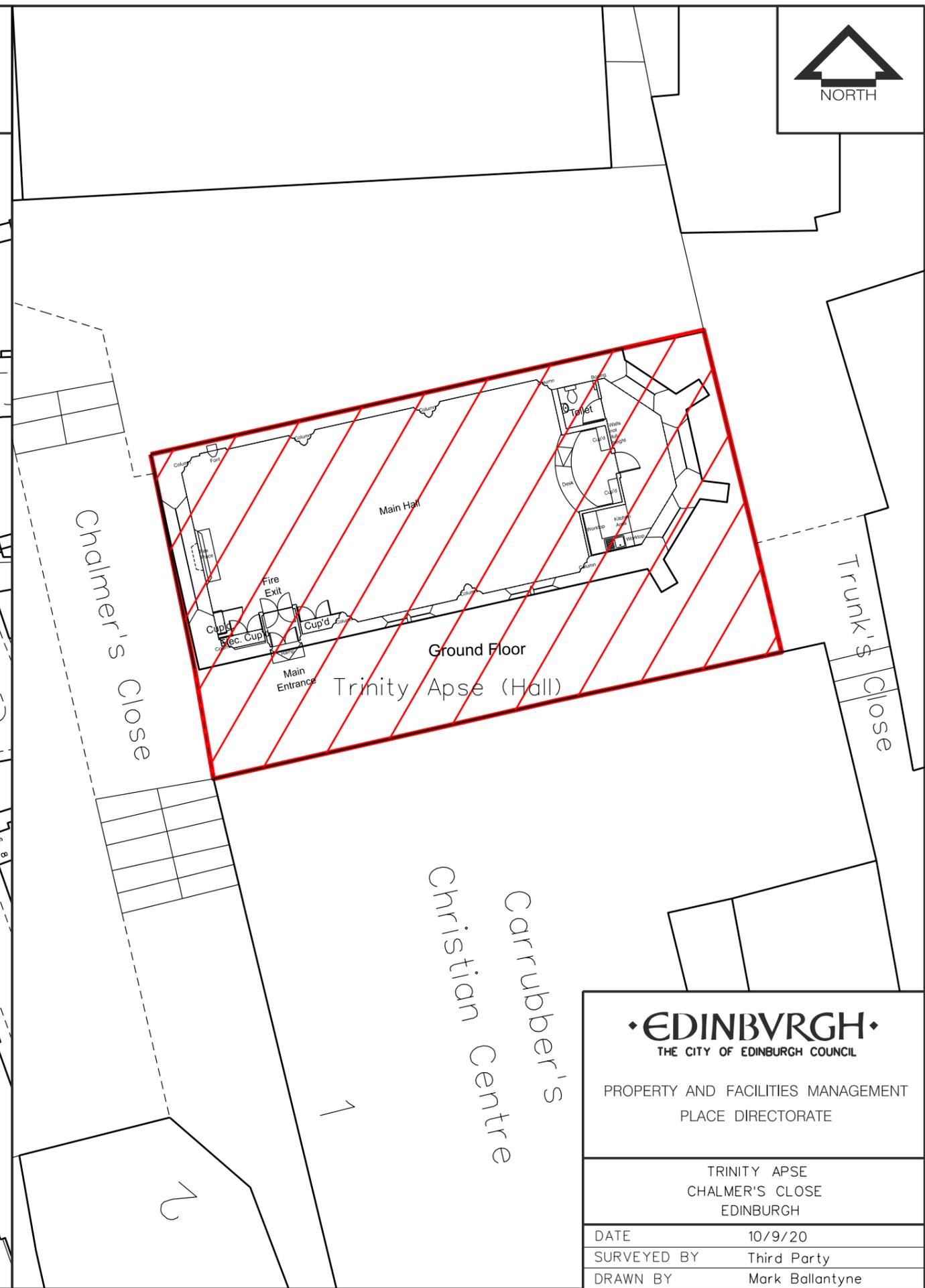
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- 9.1 Appendix 1 – Location Plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:200

<b>• EDINBURGH •</b> THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT PLACE DIRECTORATE	
TRINITY APSE CHALMER'S CLOSE EDINBURGH	
DATE	10/9/20
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2050a

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