

Finance and Resources Committee

10.00am, Thursday, 15 August 2019

5 Cockburn Street, Edinburgh – Proposed Lease Extension

Executive/routine	Routine
Wards	11 – City Centre
Council Commitments	10

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a 20 year lease extension to Yi Sun of retail premises at 5 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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Report

5 Cockburn Street, Edinburgh – Proposed Lease Extension

2. Executive Summary

- 2.1 The retail unit at 5 Cockburn Street is let to Yi Sun and trades as Perre. The lease expires on 27 November 2019 and then tenant has requested a 20 year lease extension effective from this date to provide enhanced security of tenure. The report seeks approval to grant a 20 year lease extension to Yi Sun on the terms and conditions outlined in the report.

3. Background

- 3.1 The shop premises at 5 Cockburn Street extends to 18.14 sq m (195 sq ft) or thereby and is shown outlined in red on the attached plan.
- 3.2 Since September 2016, Yi Sun has been the tenant at the property operating a jewellery shop business. The current rent is £8,680 per annum.
- 3.3 The existing lease expires on 27 November 2019 and the tenant has requested the Council grant a 20 year lease extension until 27 November 2039.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- Subjects: Retail shop at 5 Cockburn Street, Edinburgh;
 - Lease Extension: 20 years from 28 November 2019 until 27 November 2039;
 - Rent: £9,500 per annum (to be effective from 28 November 2019);
 - Rent Reviews: 28 November 2024 and 5 yearly thereafter to Market Rental Value;
 - Use: Class 1 Retail Use;

- Repairs: Full repairing and maintaining obligation;
- Other terms: As contained in the subjects existing lease;
- Costs: Tenant responsible for all Council and Legal costs.

4.1 The tenant has fulfilled all their legal and financial obligations in terms of the existing lease.

5. Next Steps

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

6. Financial impact

6.1 An increase in rent to £9,500 per annum to the General Property Account, effective from 28 November 2019.

7. Stakeholder/Community Impact

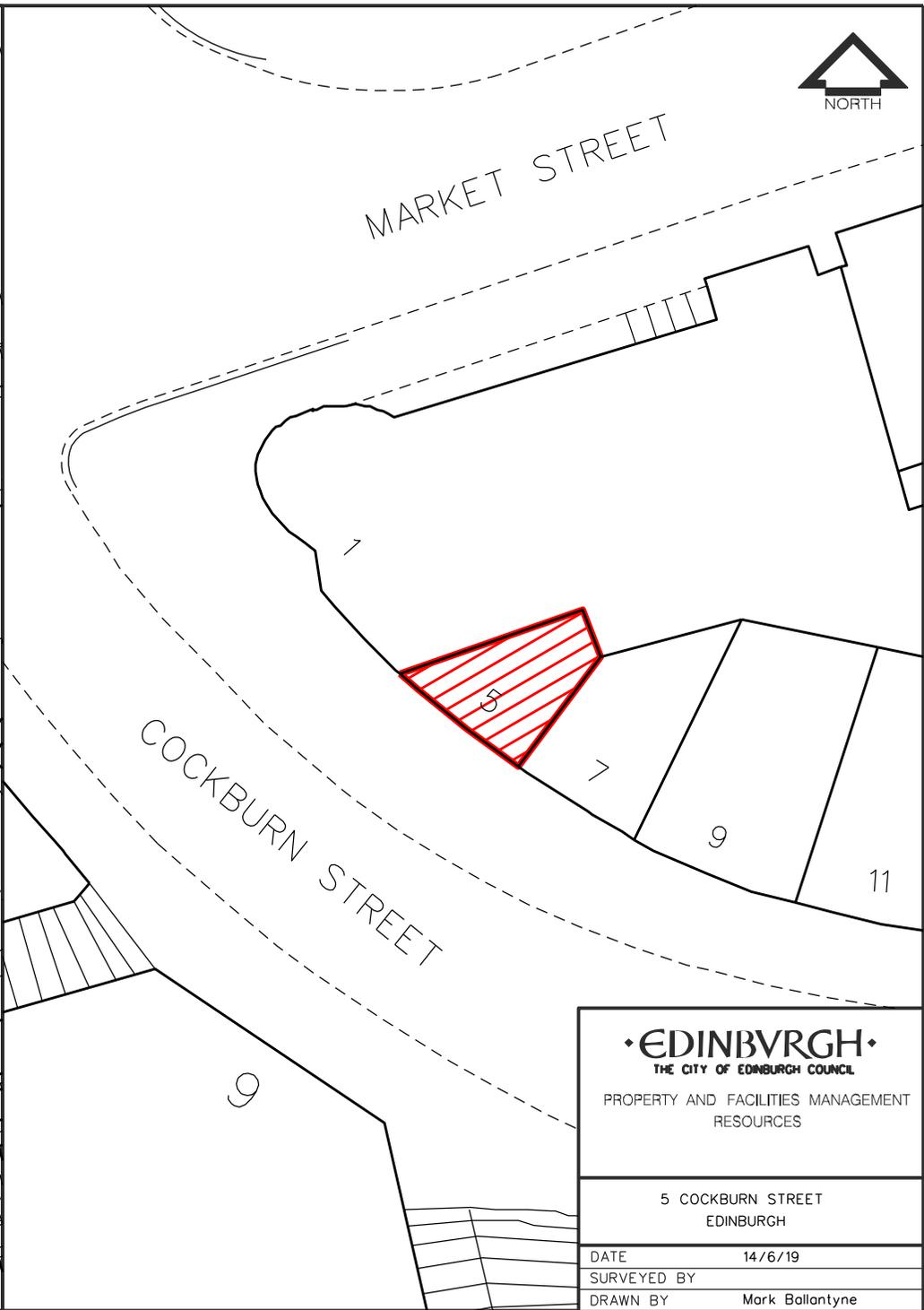
7.1 Ward elected members have been made aware of the recommendations of the report.

8. Background reading/external references

8.1 N/A

9. Appendices

Appendix 1 - Location Plan



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
5 COCKBURN STREET EDINBURGH	
DATE	14/6/19
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A4/208

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