

# Finance and Resources Committee

10.00am, Thursday, 26 January 2023

## 20 West Shore Road, Edinburgh - Proposed Lease Variation

Executive/routine Wards Council Commitments	Routine 4 – Forth
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### 1. Recommendations

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- 1.1 It is recommended that Finance and Resources Committee approves the variation of the lease to Edinburgh Palette at 20 West Shore Road, Edinburgh on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

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# Report

## 20 West Shore Road, Edinburgh - Proposed Lease Variation

### 2. Executive Summary

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- 2.1 The property at 20 West Shore Road is let to Edinburgh Palette (EP). The tenant is seeking to vary the lease to extend the area occupied and amend the permitted use. This report seeks approval to vary the lease to the terms and conditions outlined in the report.

### 3. Background

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- 3.1 On [20 May 2021](#), the Finance and Resources Committee approved the purchase of the ground lease interest at 20 West Shore Road and a subsequent 15-year lease to EP.
- 3.2 The lease terms allowed the tenant a 12-month rent free period from the date of entry with the rent £95,000 per annum thereafter. The permitted use approved by Committee was the creation of sustainable creative studio and business incubation space. The area of land included in the lease is shown outlined and hatched in red on the plan at appendix 1.
- 3.3 EP subsequently submitted a planning application for a mixed-use development comprising creative studio and business incubation space, workshop manufacturing and storage with ancillary retail, events space, indoor and outdoor food market, food outlets, leisure uses and associated landscaping. The application was approved on 8 December 2022.
- 3.4 Following approval of the planning application, EP has requested a variation to the lease terms to widen the use clause and include a strip of land to the north of the property within the leased area.

### 4. Main report

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- 4.1 The proposed redevelopment of the property includes landscaping of the strip of land to the north of the property which adjoins the Granton Waterfront path to improve connectivity to the property and enhance the public realm. This area is within the ownership of the Council and was not included in the original leased area.

- 4.2 EP have requested that this area, shown outlined in red on the plan at Appendix 2, and extending to circa 700 sq m, is included within the lease. This will allow EP to carry out the landscape works that form part of the consented scheme and maintain the area thereafter.
- 4.3 In addition, EP has requested a revision to the permitted use to include additional uses being as a bakery, café, restaurant and/or licenced premises including a public house; space for independent food service vendors; retail units serving the public; and for any club or group set up to achieve, provide or intend to provide public benefit in relation to one of the 16 charitable purposes set out in section 7(2) of the Charities and Trustees Investments (Scotland) Act 2005.
- 4.4 Both variations are acceptable in the context of the wider regeneration of Granton.

## **5. Next Steps**

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- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for lease variation.

## **6. Financial impact**

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- 6.1 There is no change to the rental income received from the property. The inclusion of a strip of non-operational land next to the Granton Walkway removes a maintenance liability from the Council and improves the public realm in the area.
- 6.2 The variation of the use clause will enhance the facilities to achieve the desired provision of a vibrant creative and community hub serving the wider Granton regeneration area.

## **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**

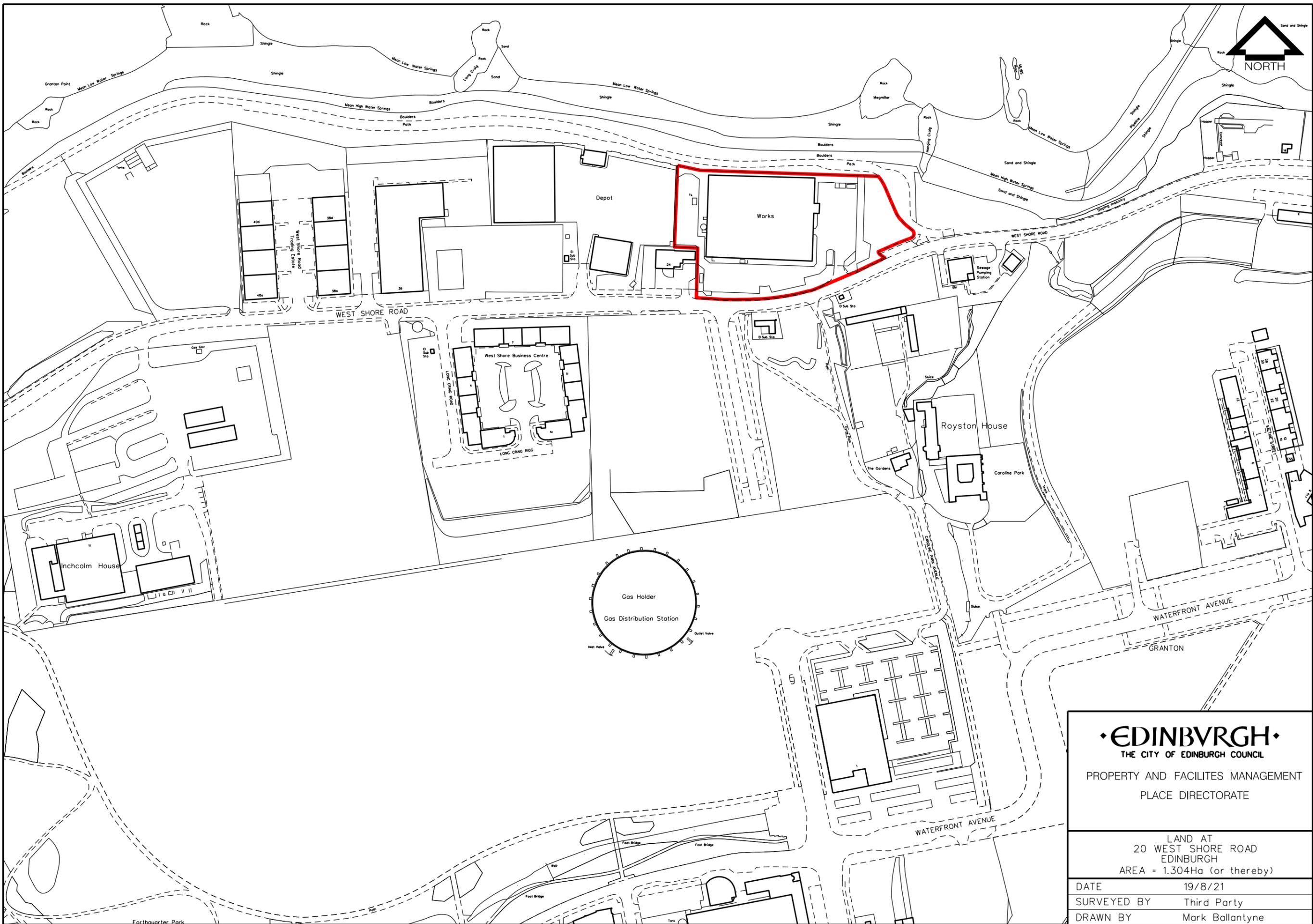
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- 8.1 [20 West Shore Road, Granton, Edinburgh – Proposed Ground Lease Acquisition and New Lease](#) – Finance and Resources Committee, 20 May 2021.

## **9. Appendices**

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- 9.1 Appendix 1 – Original lease plan.
- 9.2 Appendix 2 – Proposed additional leased area.



LOCATION PLAN

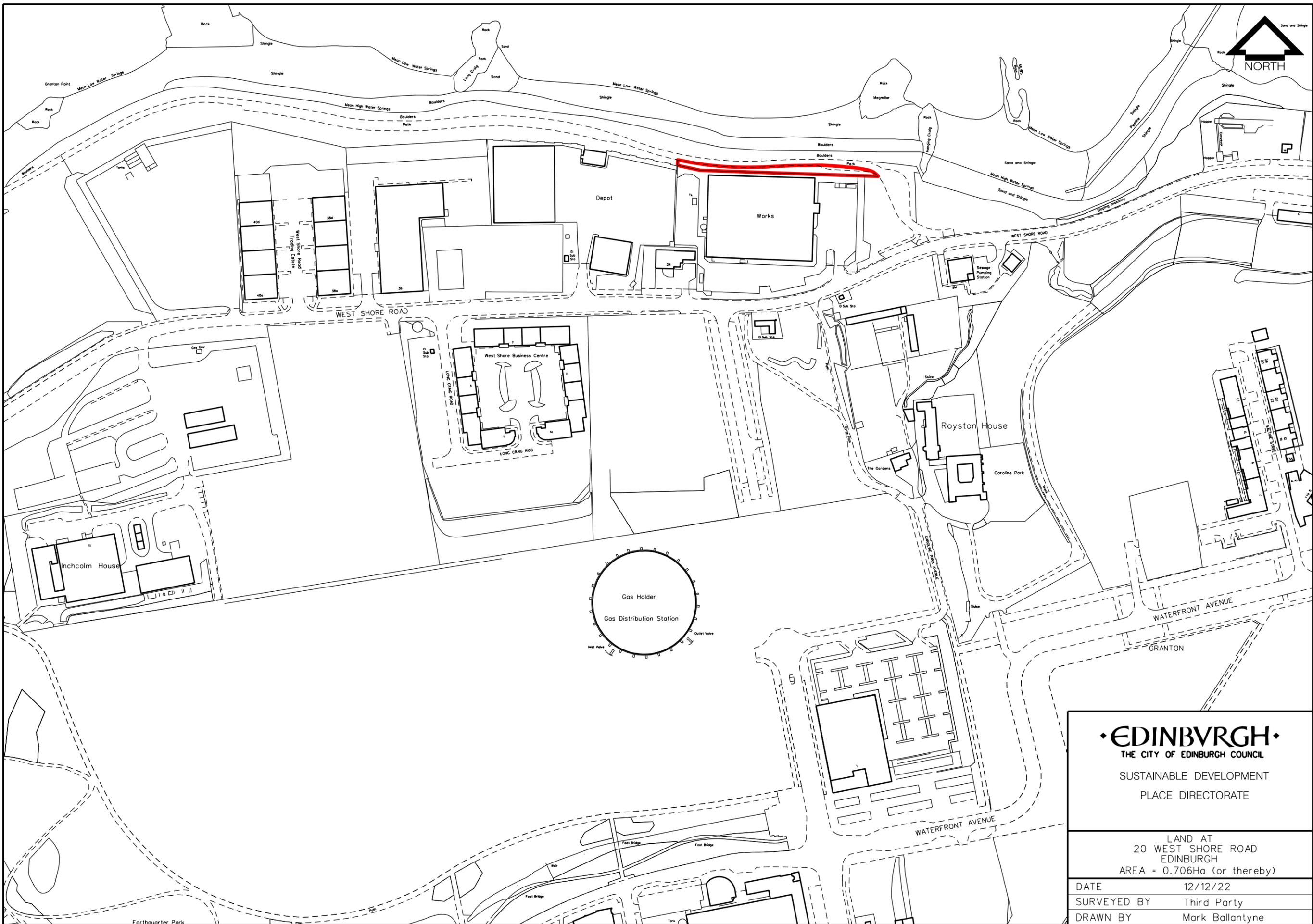
SCALE 1:2500

**• EDINBURGH •**  
 THE CITY OF EDINBURGH COUNCIL  
 PROPERTY AND FACILITIES MANAGEMENT  
 PLACE DIRECTORATE

LAND AT 20 WEST SHORE ROAD EDINBURGH AREA = 1.304Ha (or thereby)	
DATE	19/8/21
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:2500 @ A3 SIZE
NEG. NO.	A3/1420a

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LOCATION PLAN

SCALE 1:2500

**• EDINBURGH •**  
 THE CITY OF EDINBURGH COUNCIL  
 SUSTAINABLE DEVELOPMENT  
 PLACE DIRECTORATE

LAND AT 20 WEST SHORE ROAD EDINBURGH AREA = 0.706Ha (or thereby)	
DATE	12/12/22
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:2500 @ A3 SIZE
NEG. NO.	A3/1420

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