

Finance and Resources Committee

10.00am, Tuesday, 25 April 2023

82 Canongate, Edinburgh – Proposed New Lease

Executive/routine Wards Council Commitments	Routine 11 – City Centre
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1. Recommendations

- 1.1 That Finance and Resources Committee approve a new 10-year lease to Reiver Country Farm Foods Limited at 82 Canongate, Edinburgh, on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

82 Canongate, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 The property at 82 Canongate is leased to Reiver Country Farm Foods Limited. The existing lease expires on 31 May 2023 and the tenant has requested a new 10-year lease extension. This report seeks approval to grant a new 10-year lease extension on the terms and conditions outlined in the report.

3. Background

- 3.1 The property known as 82 Canongate extends to 79.04 sq m (851 sq ft) and is shown outlined in red on the plan at Appendix 1.
- 3.2 Reiver Country Farm Foods Limited have occupied the property since June 2013 and operate a restaurant specialising in Hog Roasts. The current rent is £19,500 per annum.
- 3.3 The existing lease expires on 31 May 2023 and the tenant has requested a new 10-year lease extension until 31 May 2033.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 82 Canongate, Edinburgh;
 - 4.1.2 Tenant: Reiver Country Farm Foods Limited;
 - 4.1.3 Lease term: 10 years from 1 June 2023;
 - 4.1.4 Rent: £20,500 per annum (current market value);
 - 4.1.5 Rent review: 5 yearly;
 - 4.1.6 Break Option: tenant break option on the 5th anniversary;
 - 4.1.7 Repair: tenant full repairing liability; and
 - 4.1.8 Costs: tenant responsible for Council's legal costs.

- 4.2 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 Committee, Legal Services will be instructed to progress with the documentation for the new lease.

6. Financial impact

- 6.1 Effective from 1 June 2023, the annual rent will be increased from £19,500 per annum to £20,500 per annum credited to the General Property Account.

7. Stakeholder/Community Impact

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

8. Background reading/external references

- 8.1 None.

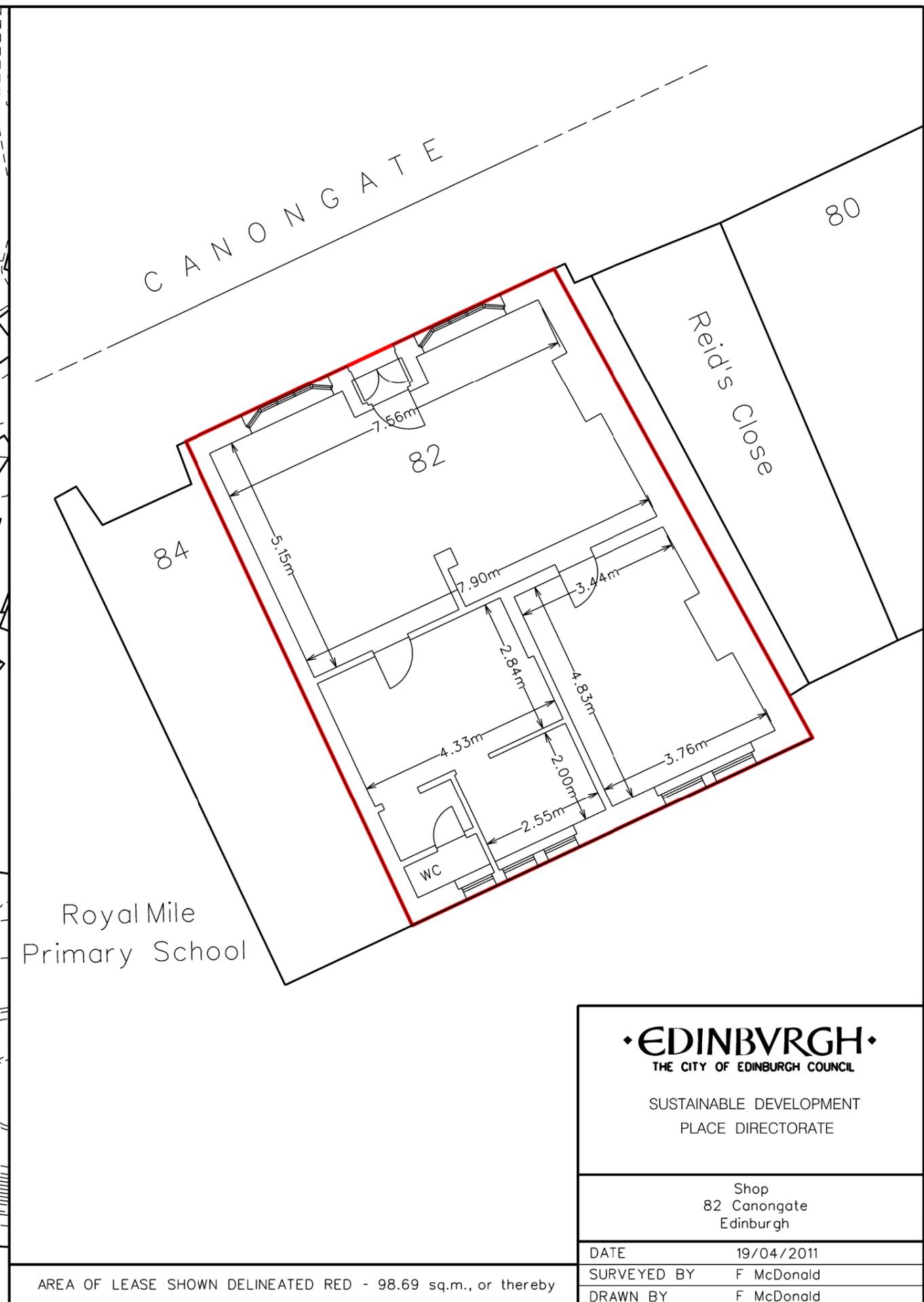
9. Appendices

- 9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:100

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

Shop
82 Canongate
Edinburgh

DATE 19/04/2011

SURVEYED BY F McDonald

DRAWN BY F McDonald

FILE NO.

NEG. NO. NT 2673/A3/1190

AREA OF LEASE SHOWN DELINEATED RED - 98.69 sq.m., or thereby