

Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

1/2 Hailesland Gardens, Edinburgh- Proposed New Lease

Executive/routine Wards Council Commitments	Routine 2 – Pentland Hills
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1. Recommendations

- 1.1 That the Finance and Resources Committee approve a new nine-year lease to Hailesland Dental Practice at 1/2 Hailesland Gardens, Edinburgh, on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

1/2 Hailesland Gardens, Edinburgh- Proposed New Lease

2. Executive Summary

- 2.1 The property at 1/2 Hailesland Gardens is leased to Hailesland Dental Practice. The tenant has requested a new nine-year lease and approval is sought to grant this on the terms and conditions outlined in this report.

3. Background

- 3.1 The property known as 1/2 Hailesland Gardens extends to 48.31 sq m (520 sq ft) and is shown outlined in red on the attached plan.
- 3.2 Hailesland Dental Practice operate as an NHS dentist and has occupied the site since 2010. The current rent is £3,900 per annum.
- 3.3 The existing lease is running on an annual basis and the tenant has requested a new nine-year lease.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 1/2 Hailesland Gardens, Edinburgh;
 - 4.1.2 Tenant: Hailesland Dental Practice;
 - 4.1.3 Lease term: Nine (9) years from date of entry;
 - 4.1.4 Rent: £5,000 per annum (current market value);
 - 4.1.5 Rent review: On the fifth anniversary;
 - 4.1.6 Repair: tenant full repairing liability; and
 - 4.1.7 Costs: each party responsible for their own 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 Under the new lease, the annual rent will be increased from £3,900 per annum to £5,000 per annum credited to the General Property Account.

7. Stakeholder/Community Impact

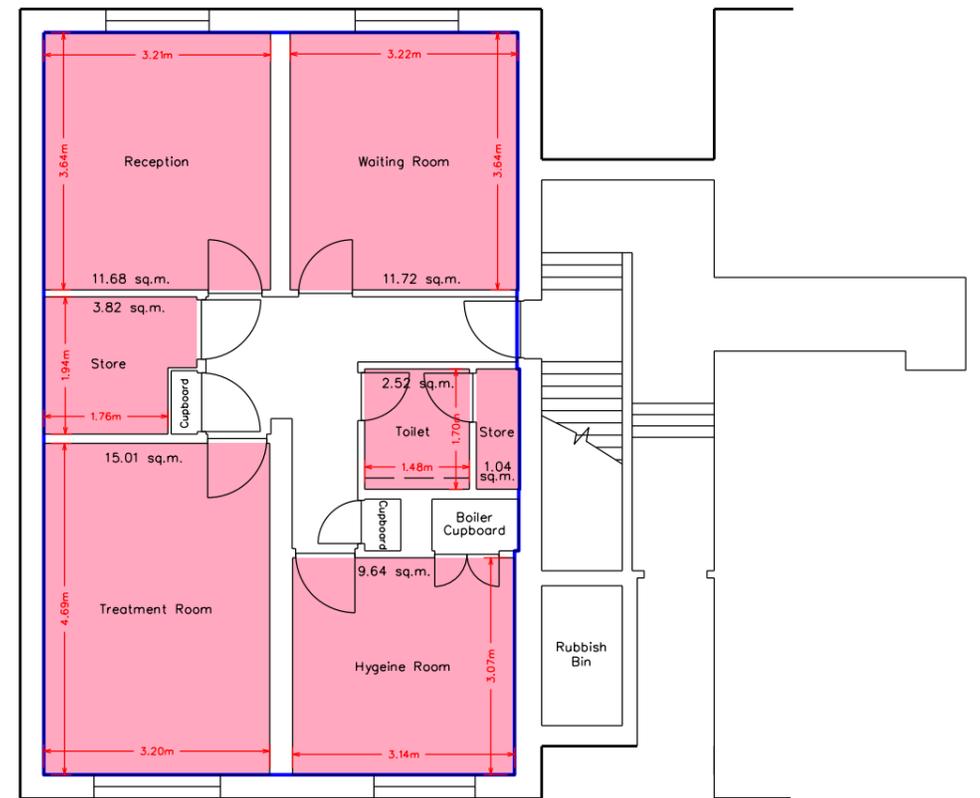
- 7.1 Ward members have been made aware of the recommendations of this report.

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

N.I.A. SHOWN COLOURED PINK - 55.43 sq.m.

G.I.A. SHOWN DELINEATED BLUE - 70.36 sq.m.

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

Dental Practice
1/2 Halesland Gardens
Edinburgh

DATE 13/10/2010

SURVEYED BY F McDonald

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FILE NO.

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