

# Finance and Resources Committee

10.00am, Thursday, 16 January 2025

## 52 West Richmond Street, Edinburgh – Proposed Lease Extension

Executive/routine  
Wards

Routine  
15 – Southside / Newington

### 1. Recommendations

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- 1.1 That the Finance and Resources Committee approves a 15 year lease extension to Hilmi Cetin of the premises found at 52 West Richmond Street, Edinburgh, on the terms outlined in this report and on other terms and conditions to be agreed by the Interim Executive Director of Place.

**Gareth Barwell**

Interim Executive Director of Place

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# Report

## 52 West Richmond Street, Edinburgh – Proposed Lease Extension

### 2. Executive Summary

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- 2.1 The premises at 52 West Richmond Street, Edinburgh is let to Hilmi Cetin on a lease which expires on 20 September 2026 and the tenant has requested a 15 year lease extension until 20 September 2041. This report seeks approval to grant a lease extension on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 The premises known as 52 West Richmond Street extends to 49.53sq m (533sq ft) or thereby and is shown shaded pink on the attached plan.
- 3.2 Hilmi Cetin has occupied the premises since September 2013 and operates a cafe. The current rent for the subject is £8,200 per annum.
- 3.3 The existing lease expires on 20 September 2026 and the tenant has requested a lease extension from 21 September 2026 until 20 September 2041.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 52 West Richmond Street, Edinburgh;
  - 4.1.2 Tenant: Hilmi Cetin;
  - 4.1.3 Lease extension: 15 years from 21 September 2026 to 20 September 2041;
  - 4.1.5 Rent: £8,200 per annum;
  - 4.1.6 Rent review: 19 October 2029 and five yearly thereafter;
  - 4.1.7 Use: cafe;
  - 4.1.8 Repair: full repairing and maintaining obligation; and
  - 4.1.9 Costs: tenant responsible for all the Councils legal costs.

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

## **5. Next Steps**

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- 5.1 On the basis of Committee approval, the legal documentation will be progressed.

## **6. Financial impact**

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- 6.1 The passing rent is £8,200 per annum, which is considered to be the current market rental value. The income goes to the General Property Account.

## **7. Equality and Poverty Impact**

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- 7.1 This is a 15 year lease extension to an established tenant who has occupied the premises since September 2013. It is considered this proposal does not have any equality or poverty implications.

## **8. Climate and Nature Emergency Implications**

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- 8.1 It is considered there are no direct Climate and Nature Emergency Implications from offering a lease extension to the established tenant.

## **9. Risk, policy, compliance, governance and community impact**

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- 9.1 Ward members have been aware of the recommendations of this report.
- 9.2 The proposed lease extension and variation is in keeping with the Commercial Property Portfolio Strategy that was approved by the Committee on 20 June 2023.

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

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- 10.1 [Commercial Property Portfolio Strategy](#)

## **11. Appendices**

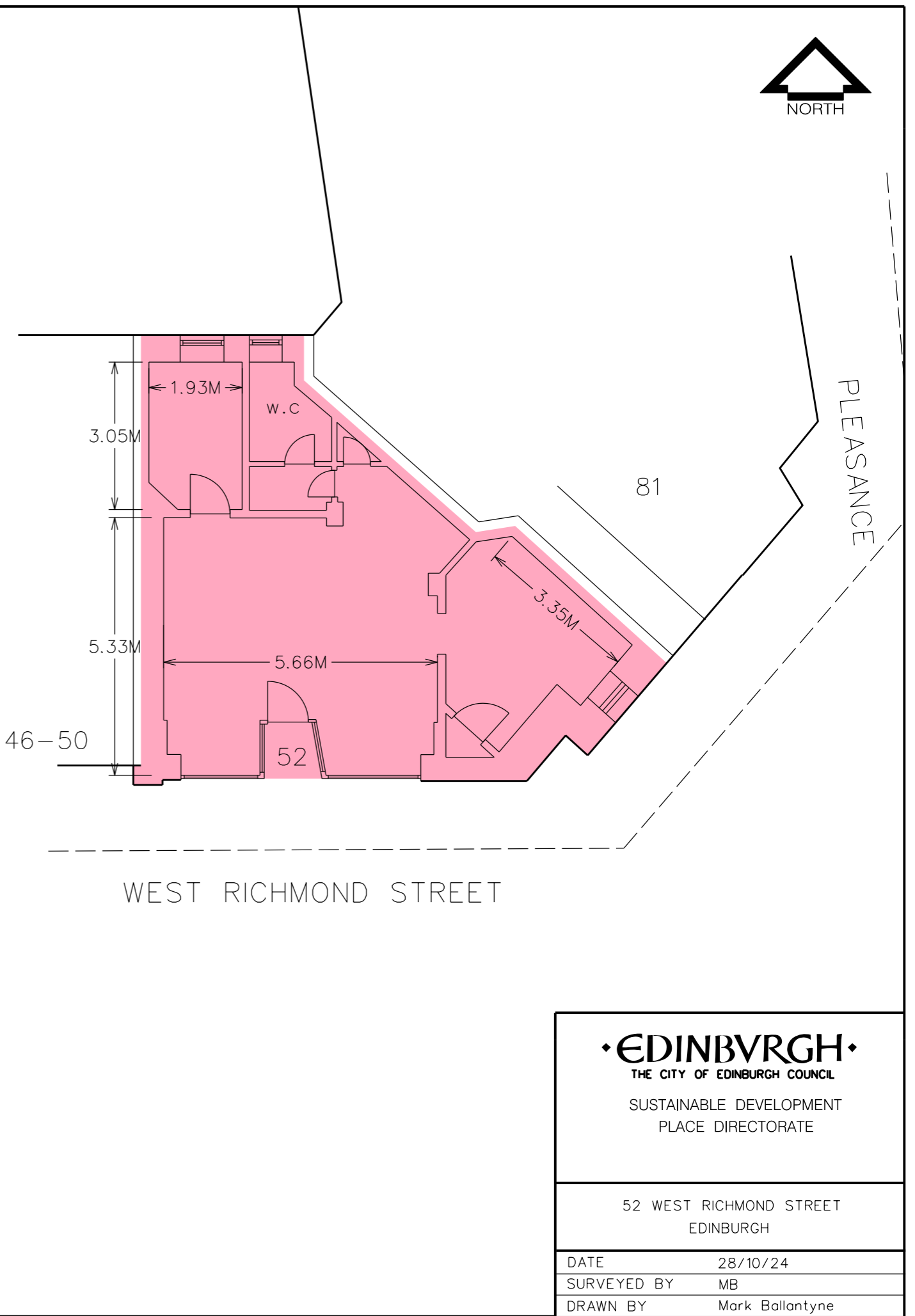
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Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:100



<b>• EDINBURGH •</b> THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
52 WEST RICHMOND STREET EDINBURGH	
DATE	28/10/24
SURVEYED BY	MB
DRAWN BY	Mark Ballantyne
SCALE	1:100 @ A3 SIZE
NEG. NO.	A3/1048