

Finance and Resources Committee

10.00am, Thursday, 16 January 2025

16 High Street, Edinburgh – Proposed Lease Extension

Executive/routine
Wards

Routine
11 – City Centre

1. Recommendations

- 1.1 That the Finance and Resources Committee approves a 25-year lease extension to Gillian Thorburn of the premises at 16 High 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

Contact: Iain Lamont, Senior Estates Surveyor

E-mail: iain.lamont@edinburgh.gov.uk | Tel: 07873 702319

Report

16 High Street, Edinburgh – Proposed Lease Extension

2. Executive Summary

- 2.1 The premises at 16 High Street, Edinburgh is let to Gillian Thorburn on a lease which expires on 1 December 2025 and the tenant has requested a 25-year lease extension until 1 December 2050. This report seeks approval to grant a lease extension on the terms and conditions outlined in the report.

3. Background

- 3.1 The premises known as 16 High Street extends to 68.24sq m (734sq ft) or thereby and shown shaded pink on the attached plan.
- 3.2 Gillian Thorburn has occupied the premises since June 2004 and operates a retail shop. The current rent is £31,120 per annum.
- 3.3 The existing lease expires on 1 December 2025 and the tenant has requested a lease extension from 2 December 2025 until 1 December 2050.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 16 High Street, Edinburgh.
 - 4.1.2 Tenant: Gillian Thorburn.
 - 4.1.3 Lease extension: 25 years from 2 December 2025 to 1 December 2050.
 - 4.1.5 Rent: £31,120 per annum.
 - 4.1.6 Rent review: 2 December 2025 and five yearly thereafter (the December 2025 review has been pre agreed at £34,200).
 - 4.1.7 Use: retail shop.
 - 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

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

6. Financial impact

- 6.1 The passing rent is £31,120 per annum and effective from 2 December 2025 will increase to £34,200 per annum. The income goes to the General Property Account.

7. Equality and Poverty Impact

- 7.1 This is a 25-year lease extension to an established tenant who has occupied the premises since June 2004. It is considered this proposal does not have any equality or poverty implications.

8. Climate and Nature Emergency Implications

- 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

- 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

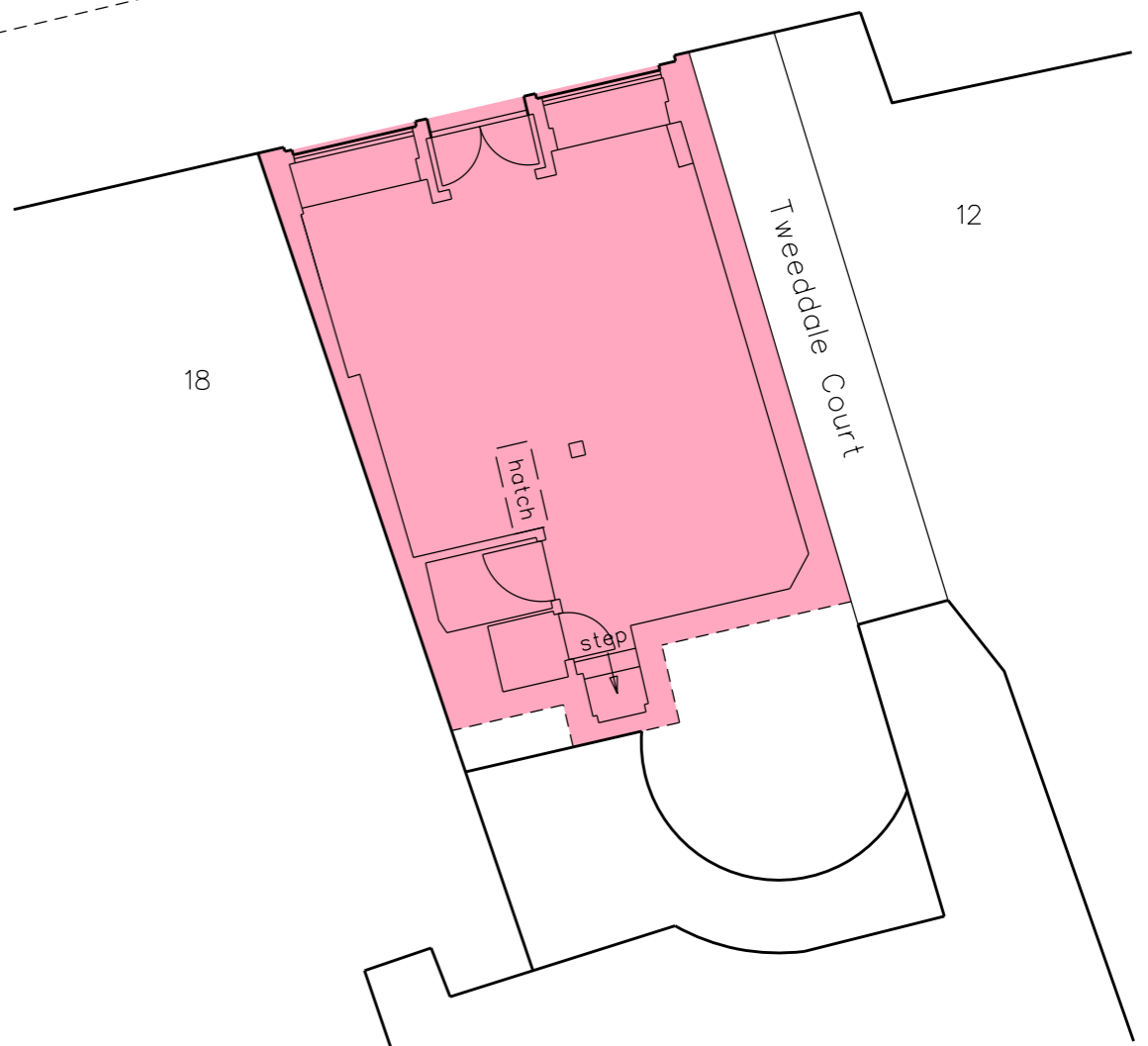
- 10.1 [Commercial Property Portfolio Strategy](#)

11. Appendices

Appendix 1 – Location plan.



HIGH STREET



• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
Shop 16 High Street Edinburgh	
DATE	05/07/2012
SURVEYED BY	FM/NR
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	NT 2673/A3/1303



LOCATION PLAN

SCALE 1:1250

SITE PLAN

SCALE 1:100

THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENCE NUMBER 100023420. CITY OF EDINBURGH 2012 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.