

Rent Review – 13/17 Nicolson Street, Edinburgh

Finance and Resources Committee

11 November 2008

Purpose of report

- 1 To consider the revised rental terms to be paid by the Council in respect of the lease of the former shop at 13/17 Nicolson Street, which is held on Corporate Services Account and is now part of the Festival Theatre.

Main report

- 2 The City of Edinburgh Council lease the former shop at 13/17 Nicolson Street from Mackenzie Sports Limited for a period of 25 years from 1 March 1992 until 28 February 2017 at a rental of £56,000 per annum. The property is now part of the foyer of the Festival Theatre.
- 3 There is provision in the lease to review the rent in an upward direction only, the first review being 1 March 1996 and three yearly thereafter. The rent was therefore due for review on 1 March 2008 and, following negotiations, the revised rent has been provisionally agreed at £63,200 per annum. This is in line with comparable evidence available at the time of review.

Financial Implications

- 4 The provisionally agreed rent represents an increase of £7,200 per annum, backdated to 1 March 2008. The rent will be paid from the Corporate Services Account but recovered from the Festival Theatre Trust in terms of their lease with the Council for the whole Theatre.

Environmental Impact

- 5 There are no adverse environmental impacts arising from this report.

Recommendations

- 6
 - a) Committee is recommended to approve that the rent in respect of 13/17 Nicolson Street be increased from £56,000 to £63,200 per annum from 1 March 2008 until the date of the next review on 1 March 2011.



Dave Anderson
Director of City Development

Appendices	None
Contact/tel/Email	0131 529 4357 – William Wylie, Estates Surveyor
Wards affected	15 Southside/Newington
Single Outcome Agreement	Supports National Outcome 10 – “We live in well designed sustainable places where we are able to access the amenities and services we need”. Supports National Outcome 12 –“ We value and enjoy our built and natural environment and protect it and enhance it for future generations”.
Background Papers	None