

## Proposed Lease of Shop 10 Lauriston Street

---

### Finance and Resources Committee

31 July 2012

#### Purpose of report

- 1 To seek authority to grant a ten year lease of the shop at 10 Lauriston Street, Edinburgh.

#### Main report

- 2 The property at 10 Lauriston Street, shown hatched on the attached plan, is held on the Services for Communities Account.
- 3 This property was vacant for some time but, following a marketing campaign in early 2012, various notes of interest were received and, at the closing date, two offers were received.
- 4 Following detailed consideration of the offers, Committee approval is sought for a new ten year lease to Cost Less Computers Ltd at an annual rental of £6,000 with a rent review to open market rent at year five.
- 5 The property will be used as a PC and computer repair shop.
- 6 The tenant will be responsible for the Council's reasonably incurred legal and surveyors costs together with any stamp duty, land tax and registration fees due thereon.

#### Financial Implications

- 7 The rental of £6,000 will be effective from completion of missives and will be subject to a rent review to open market rent at the end of year five.

#### Equalities Impact

- 8 There are no equalities impacts arising from this report.

## Environmental Impact

9 There are no adverse environmental impacts arising from this report.

## Recommendations

10 Committee is asked to approve the new ten year lease of the premises at 10 Lauriston Street to Cost Less Computers Ltd on the terms and conditions contained in this report and on other such terms and conditions to be agreed by the Director of Services for Communities and the Acting Head of Legal and Administrative Services.

**Mark Turley**  
Director of Services for Communities

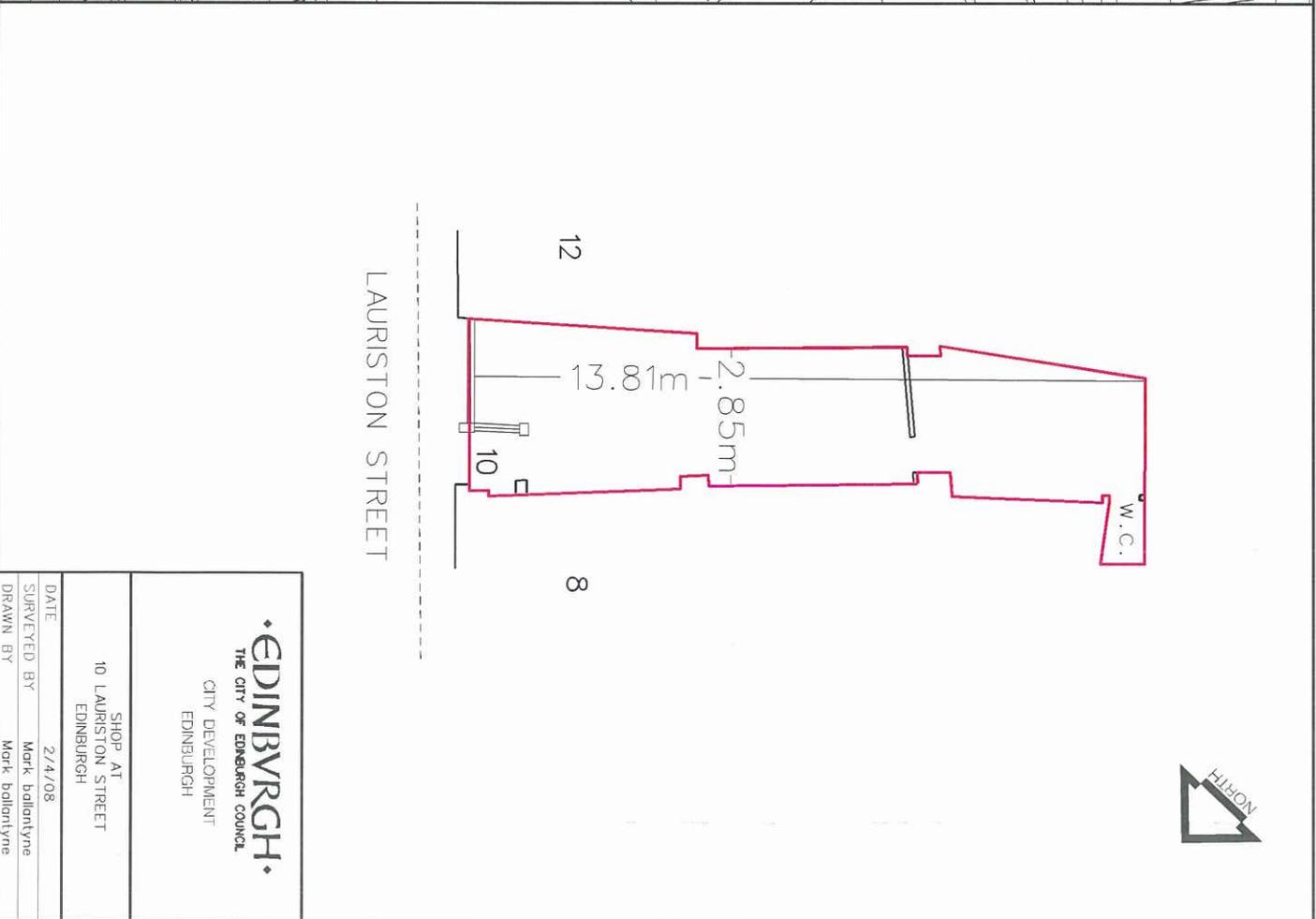
---

Appendices	1. Location Plan
Contact/tel/Email	Mark Bulloch – 529 5991 – <a href="mailto:mark.bulloch@edinburgh.gov.uk">mark.bulloch@edinburgh.gov.uk</a>
Wards affected	11, City Centre
Single Outcome Agreement	National Outcome 2 - We realise our full economic potential with more and better employment opportunities for our people
Background Papers	None *



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:100

<p><b>• EDINBURGH •</b>          THE CITY OF EDINBURGH COUNCIL          CITY DEVELOPMENT          EDINBURGH</p>	
SHOP AT	10 LAURISTON STREET
EDINBURGH	
DATE	27/4/08
SURVEYED BY	Mark Ballantyne
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1003

THIS MAP IS REPRODUCED FROM ORDINANCE SURVEY MATERIAL WITH PERMISSION OF ORDINANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE (CROWN COPYRIGHT) UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENSE NUMBER: 10002420. CITY OF EDINBURGH 2008 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.