

## Proposed Lease of Site 6A West Shore Road, Granton

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### Finance and Resources Committee

31 July 2012

#### Purpose of report

- 1 To obtain authority to grant a new 15 year lease of a site at 6A West Shore Road, Granton to City Roofing (Edinburgh) Limited.

#### Main report

- 2 The site at 6A West Shore Road, Granton, shown highlighted on the attached plan, is currently vacant, having been vacated by the former tenant in October 2010. It comprises 0.58 acres of storage land, partly surfaced.
- 3 Provisional Agreement has been reached with City Roofing (Edinburgh) Limited for the grant of a new 15 year lease on the following terms:
  - The rent will be £9,000 per annum subject to the tenant carrying out improvement works at their own expense. These include clearing the site, relaying surfaces, providing services including electricity, water, sanitation, telephone, etc and installing a security fence.
  - The rent is subject to upward only rent reviews on the 5<sup>th</sup> and 10<sup>th</sup> anniversaries of the date of entry.
  - The tenant has the option to extend the lease for a further period of five years at the end of the existing term.
  - The rent is to be paid monthly in advance.
  - The tenant is to be responsible for repairs and insurance.
  - The site will be used for storage of scaffolding materials.
  - On other terms and conditions to be agreed with the Director of Services for Communities and the Head of Legal & Administrative Services.

## Financial Implications

- 4 The 15 year lease is at an annual rental of £9,000 for the first five years. This figure takes into account the improvements that the tenant is obliged to carry out upon taking occupation. At year five and year ten there are rent reviews which are upward only.

## Equalities Impact

- 5 There are no equalities issues arising from this report.

## Environmental Impact

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

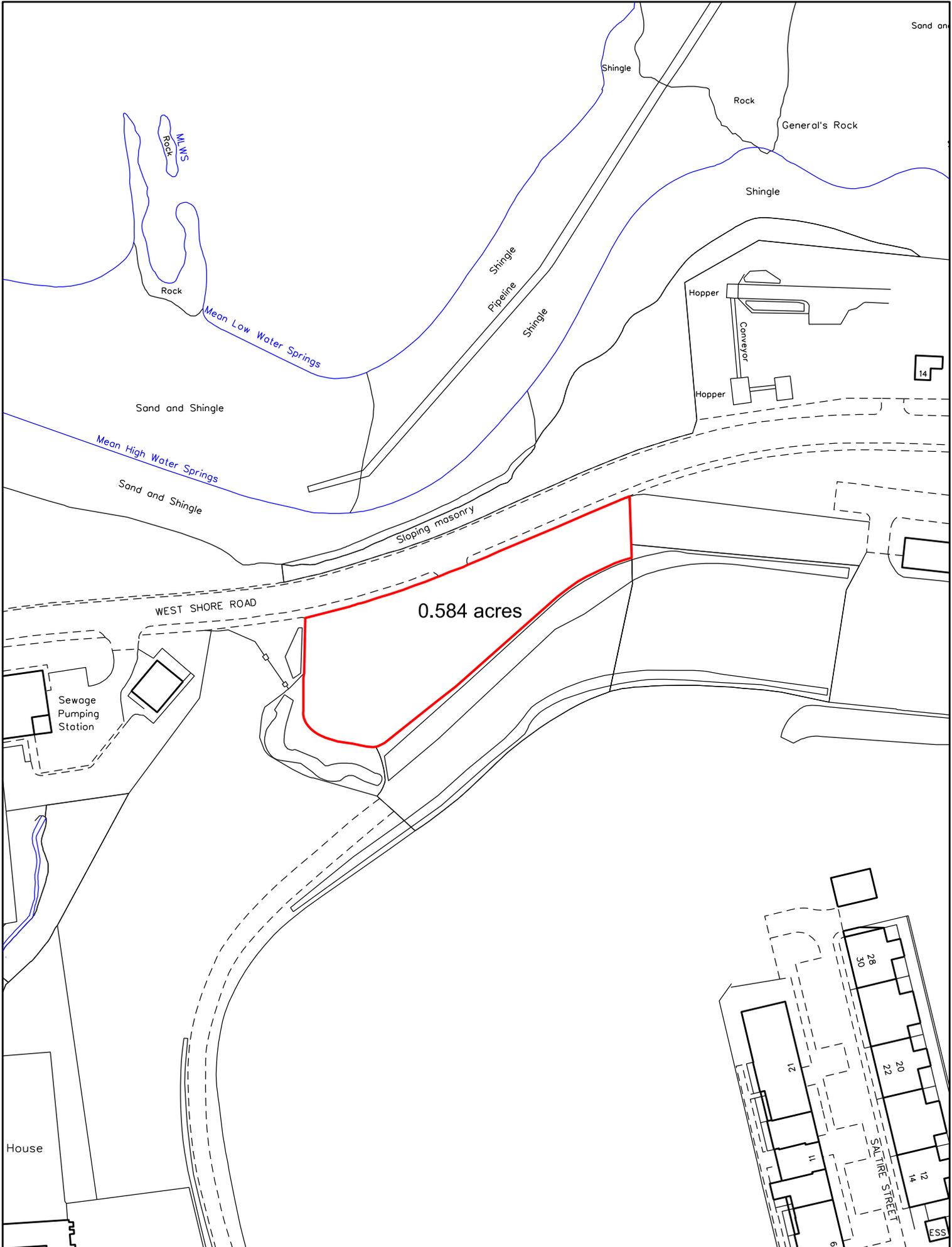
## Recommendations

- 7 To approve a new lease of a site at 6A West Shore Road, Edinburgh to City Roofing (Edinburgh) Limited, on the terms and conditions detailed in paragraph 3 of this report.

**Mark Turley**  
Director of Services for Communities

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Appendices	1. Location Plan
Contact/Tel/Email	Bill Miller Tel: 529 5932 <a href="mailto:william.miller@edinburgh.gov.uk">william.miller@edinburgh.gov.uk</a>
Wards affected	Forth
Single Outcome Agreement	National Outcome 2 – we realise our full economic potential with more and better opportunities for our people. National Outcome 10 – We live in well designed, sustainable places where we are able to access the services and amenities we need.
Background Papers	None *



TITLE

**Site at West Shore Road  
Edinburgh**

Area taken from OS data

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**•EDINBURGH•**  
 THE CITY OF EDINBURGH COUNCIL  
 Property Management & Development  
 Waverley Court  
 4 East Market Street

DATE  
June 2012

SCALE  
1:1250 @ A4

DRAWN BY  
A.Powers