

Proposed Extension of Lease Shop, 36/38 High Street, Edinburgh

Finance and Resources Committee

25 September 2012

Purpose of report

- 1 To seek authority to grant a 25 year lease extension of the property at 36/38 High Street, Edinburgh.

Main report

- 2 The property at 36/38 High Street, Edinburgh shown bold on the attached plan is owned by the Council and held on the Services for Communities Account.
- 3 The property is currently leased to Huseyin Kulhas at a passing rent of £22,500 per annum. The original lease commenced in 1988, has been assigned on several occasions, and is due to expire on 11 November 2013.
- 4 In order to allow the tenant to plan for the future, provide them with greater security of tenure and to improve the Council's investment value a 25 year lease extension has provisionally been agreed.
- 5 The new lease expiry date will be 11 November 2028 with upward only rent reviews to the open market rent in November 2013, 2018 and 2023.
- 6 The property will continue to be used as a cafe.
- 7 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

- 8 The rental of £22,500 will continue until the next rent review at November 2013.

Equalities Impact

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

Environmental Impact

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

Recommendations

11 Committee is asked to approve the 25 year lease extension of the premises at 36/38 High Street, Edinburgh to Huseyin Kulhas 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 - Senior Estates Surveyor 529 5991 mark.bulloch@edinburgh.gov.uk
Wards affected	11, City Centre
Single Outcome Agreement	Edinburgh's economy delivers increased investment, jobs, and opportunities for all.
Background Papers	None *

