

LEGAL & LEASES



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LEGAL ISSUES, LAND TITLE AND LEASES

Discussions with ACC officers confirm that work is on-going to confirm land ownership and status of lease arrangements on the Beachfront development site associated with this study. We understand that Millar & Bryce are continuing to provide the necessary legal advice to ACC on land matters.

In this respect the status of this element is as reported in August 2021 when the council confirmed that within the development area there are three leases to external companies and a licence to Sport Aberdeen. It is assumed the Sport Aberdeen licence can be amended to align with any development proposals associated with the new Sport and Leisure facilities as described in this report.

With regards the external leases, there main terms are:

Golf Driving Range

- Tenant – Grampian Golf and Leisure Association Ltd
- Site area – 13.075 acres
- Lease expiry – 28th May 2040
- Rent review – based on turnover of business

Note – The redevelopment proposals for the Beachfront do not currently include any land associated with the Golf driving range.

Transition Extreme

- Tenant – Transition Extreme Sports Ltd
- Site area – two leases extending to a total of 3.25 acres
- Lease expiry – 29th March 2047 (both leases)
- Rent review - none

Hotel

- Tenant – Standard Life Assurance Ltd
- Site area – 4.32 acres
- Lease expiry – 30th June 2119
- Rent review – based on turnover of business

Conformation of all land related issues remains a key risk for the project and is identified on the Risk Register included in this report accordingly.