



With reference to the proposed disposal of fee simple in the premises now known as the Bord Gais Energy Theatre, Grand Canal Square, Dublin 2.

By way of Indenture of Lease dated 28th June 2007 a site at Macken Street\Misery Hill\Grand Canal Quay, Dublin 2 which said site is more particularly delineated outlined red on the Map annexed hereto was demised by Dublin Docklands Development Authority to Henry A. Crosbie for a term of 200 years commencing on 28th June 2007 and subject to a rent of €100 per annum (if demanded) and subject to the construction of an Arts/Cultural Theatre Auditorium. The current lessee is Crownway Entertainment Limited following assignment by way of Deed of Transfer dated 30th September 2014.

The reversionary interest is now vested in Dublin City Council by virtue of the Dublin Docklands Development Authority (Dissolution) Act 2015. It is proposed to dispose of the Council's reversionary interest as provided for under Section 10 of the Sixth Schedule of the aforementioned lease to Crownway Entertainment Limited (the proposed purchaser) subject to the following terms and conditions:

1. The property proposed to be disposed of is a site at Macken Street\Misery Hill\Grand Canal Quay, Dublin 2 which said site is more particularly delineated outlined red on Map 1 attached hereto. A map suitable for inclusion in legal documents shall be prepared by the Council's Survey & Mapping Division prior to completion.
2. That the purchase price shall be the sum of €10,000 (ten thousand euro).
3. That Dublin City Council shall transfer the freehold title in the lands to the proposed purchaser i.e. Crownway Entertainment Limited.
4. That in accordance with Section 7 of the Third Schedule of the lease the proposed purchaser will enter into similar covenants with the Management Company to those made under the lease but only so far as such covenants may be extant and required having regard to the Public Service areas then being provided under the lease and the actual extent of the Public areas at that time.
5. That upon completion of the purchase the proposed purchaser pursuant to the provisions of the Sixth Schedule of the lease is to comply at its own cost and expense with the terms and provisions of the Works Protocol in so far as it relates to the Demised Premises and if required by the Management Company to enter into any agreement which the Management Company may specify.
6. That the proposed purchaser shall pay any charges which they are liable for under the relevant legislation and shall clear all outstanding rent, rates and taxes (if any) on the property prior to the completion of sale.

7. That the proposed purchaser shall pay Valuers Fees of €800 (eight hundred euro) plus V.A. T. together with the costs of the Council's legal fee's which shall be agreed with the Council's Law Agent.

The property proposed to be disposed was vested in Dublin City Council by virtue of the Dublin Docklands Development Authority (Dissolution) Act 2015.

The dates for the performance of any of the requirements of the proposed disposal may be amended at the absolute discretion of the Executive Manager.

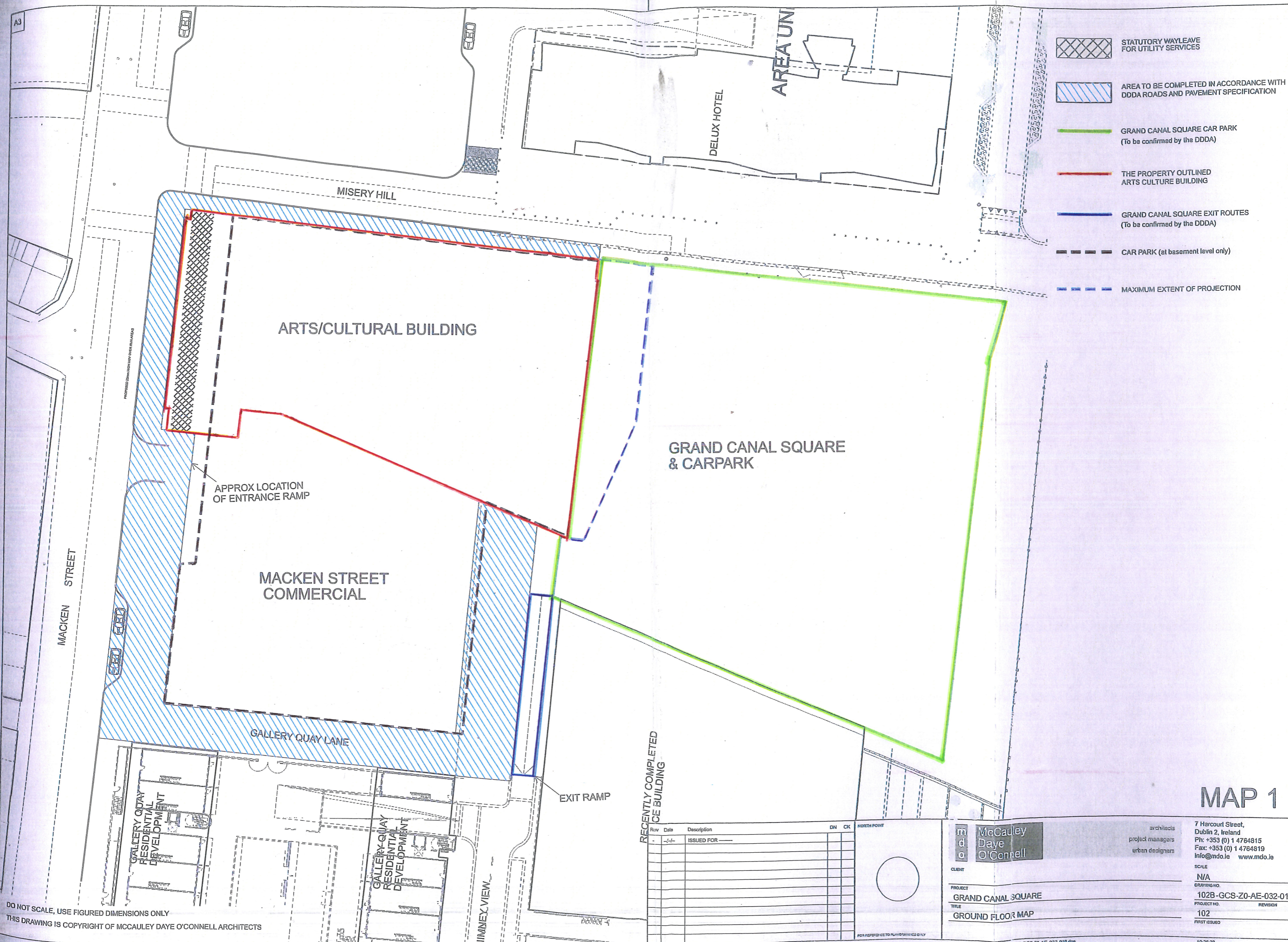
The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.






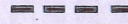

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the South East Area Committee at its meeting of the 13th March 2017.

Declan Wallace
Assistant Chief Executive

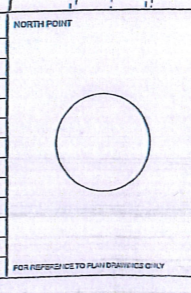
22nd March 2017



-  STATUTORY WAYLEAVE FOR UTILITY SERVICES
-  AREA TO BE COMPLETED IN ACCORDANCE WITH DDDA ROADS AND PAVEMENT SPECIFICATION
-  GRAND CANAL SQUARE CAR PARK (To be confirmed by the DDDA)
-  THE PROPERTY OUTLINED ARTS CULTURE BUILDING
-  GRAND CANAL SQUARE EXIT ROUTES (To be confirmed by the DDDA)
-  CAR PARK (at basement level only)
-  MAXIMUM EXTENT OF PROJECTION

MAP 1

Rev	Date	Description	DN	CK
-	-	ISSUED FOR		



m d o McCauley Daye O'Connell

architects
project managers
urban designers

CLIENT

PROJECT
GRAND CANAL SQUARE

TITLE
GROUND FLOOR MAP

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SCALE
N/A

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102B-GCS-Z0-AE-032-010

PROJECT NO. REVISION
102

FIRST ISSUED

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