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**With reference to the proposed disposal of the Council's fee simple interest in the premises at "Viscount House", 89 Swords Road, Whitehall, Dublin 9.**

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Under Indenture of Lease dated 27<sup>th</sup> April 1934, Dublin City Council demised a site at 89 Swords Road, Whitehall, Dublin 9 which is more commonly known as the "Viscount House" to John Slevin for a term of 150 years from 25<sup>th</sup> March 1933 subject to an annual rent of €19.81. Costigo Tavern Limited is the present Lessee.

Previously Council Report No. 06/2004 which was assented to by the Dublin City Council at its meeting on 13<sup>th</sup> January 2004, approved terms and conditions for the disposal of the fee simple in the premises 89 Swords Road, Whitehall, Dublin 9 to Costigo Tavern Limited. However the legalities were never completed and the terms and conditions as agreed have since lapsed.

Whitney Moore Solicitors acting on behalf of the applicant Costigo Tavern Limited has now re-applied to Dublin City Council to purchase the fee simple therein. The Law Agent has confirmed that there is a statutory entitlement to purchase the fee simple.

Accordingly it is proposed to dispose of the Council's fee simple interest in the "Viscount House", 89 Swords Road, Whitehall, Dublin 9 to Costigo Tavern Limited, subject to the following terms and conditions:

1. The premises is held by Costigo Tavern Limited under Indenture of Lease to John Slevin dated 27<sup>th</sup> April 1934 for a term of 150 years with effect from the 25<sup>th</sup> March 1933, subject to the yearly rent of €19.81 per annum.
2. That the property proposed to be disposed of comprises the "Viscount Pub", 89 Swords Road, Whitehall, Dublin 9 which said property is more particularly shown outlined in red and coloured pink on Map index No. SM- 2017-0257.
3. That the purchase price shall be the sum of €12,500 (twelve thousand five hundred euro).
4. That the Council shall transfer the unencumbered freehold title of the lands.
5. That the applicants 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 the sale.
6. That the above proposal is subject to satisfactory proof of title.
7. That the applicant shall pay Valuers Fees of €1,500 (one thousand and five hundred euro) plus V.A.T. together with the Council's legal fee's which will be agreed with the Council's Law Agent.

The land proposed to be disposed of is a City Estate property (Ref AH543).

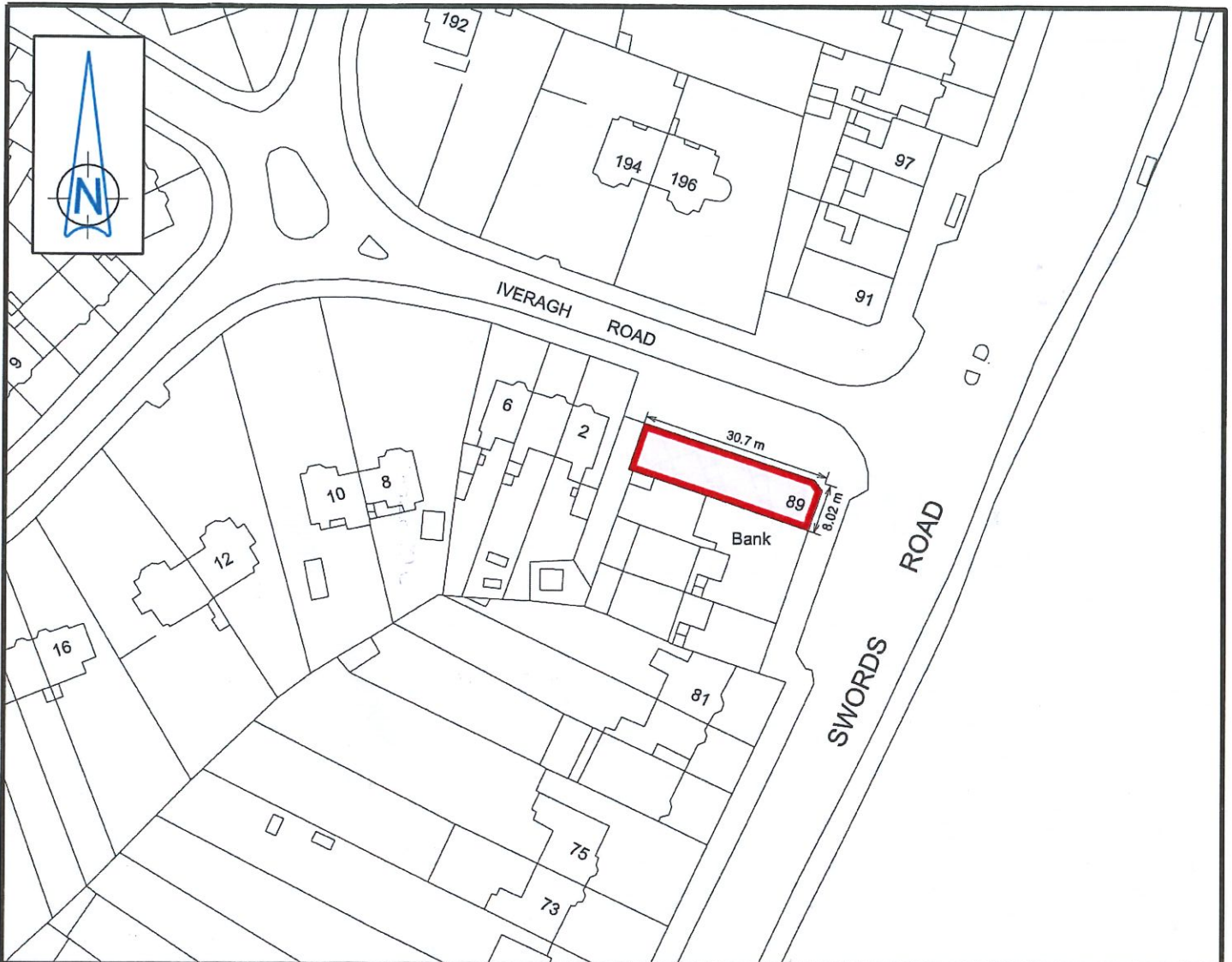
No Agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the North West Area Committee at its meeting on the 16<sup>th</sup> May 2017.

This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

19<sup>th</sup> May 2017

**Paul Clegg**  
**Executive Manager**



## SWORDS ROAD - No. 89

Dublin City Council to Costigo Tavern Limited

Disposal of Fee Simple



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
Survey and Mapping Division

**O.S REF**

3132-21

**SCALE**

1:1000

INDEX No

FOLDER No

CODE

DWG No

REV

**FILE NO**

SM-2017-0257-0204-C3-001-A.dgn

**DATE**

24-04-2017

**SURVEYED /  
PRODUCED BY**

T. Curran

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY  
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

**INDEX No.**

**SM-2017-0257**

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**ACTING CITY ENGINEER**

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**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL