



With reference to the proposed disposal of the Council's fee simple interest in a site in the Bluebell Industrial Estate, Bluebell, Dublin 12.

Under Indenture of Lease dated 9th December 1976 Dublin City Council demised a plot of land at Bluebell Industrial Estate, Dublin 12 to Carroll System Building (1970) Limited for a term of 99 years from 8th December 1969 subject to the payment of a capital premium of €8,888.17 (£7,000) and the payment of an initial annual rent of €234.90 (£185) with rent reviews every 21 years. The current passing rent is €4,444.08 per annum effective from 8th December 1990.

Nibroco Properties Limited T/A Dublin Door Store, the current lessee has applied to Dublin City Council to acquire the Council's fee simple interest therein. The Law Agent advises that the applicant does not have a statutory entitlement to acquire the Council's fee simple interest and the Council's Chief Valuer was instructed to enter into negotiations with the applicant on this basis.

The Chief Valuers Office reports that terms and conditions have been agreed and accordingly it is proposed to dispose of the Council's fee simple interest in a site in the Bluebell Industrial Estate, Bluebell, Dublin 10 to Nibroco Properties Limited T/A Dublin Door Store subject to the following terms and conditions:

1. That the subject site proposed to be disposed measures an area of approximately 1.05 acres and is more particularly shown outlined in red on Map Index No. SM-2017-0472(formerly 8760-5).
2. That the subject site is held under indenture of lease dated 9th December 1976 between Carroll System Building (1970) Limited and Dublin City Council for a term of 99 years from 8th December 1969.
3. That the Council shall transfer unencumbered freehold title of the lands.
4. That the disposal price shall be a sum of €110,000 (eighty five thousand euro), plus VAT (if applicable) in full and final settlement.
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 a deposit of 10% shall be required upon the signing of contracts, with the remainder payable on closing.
7. That both parties shall be responsible for their own professional fees.

The site proposed to be disposed was acquired in fee simple from Joseph Flood.

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.

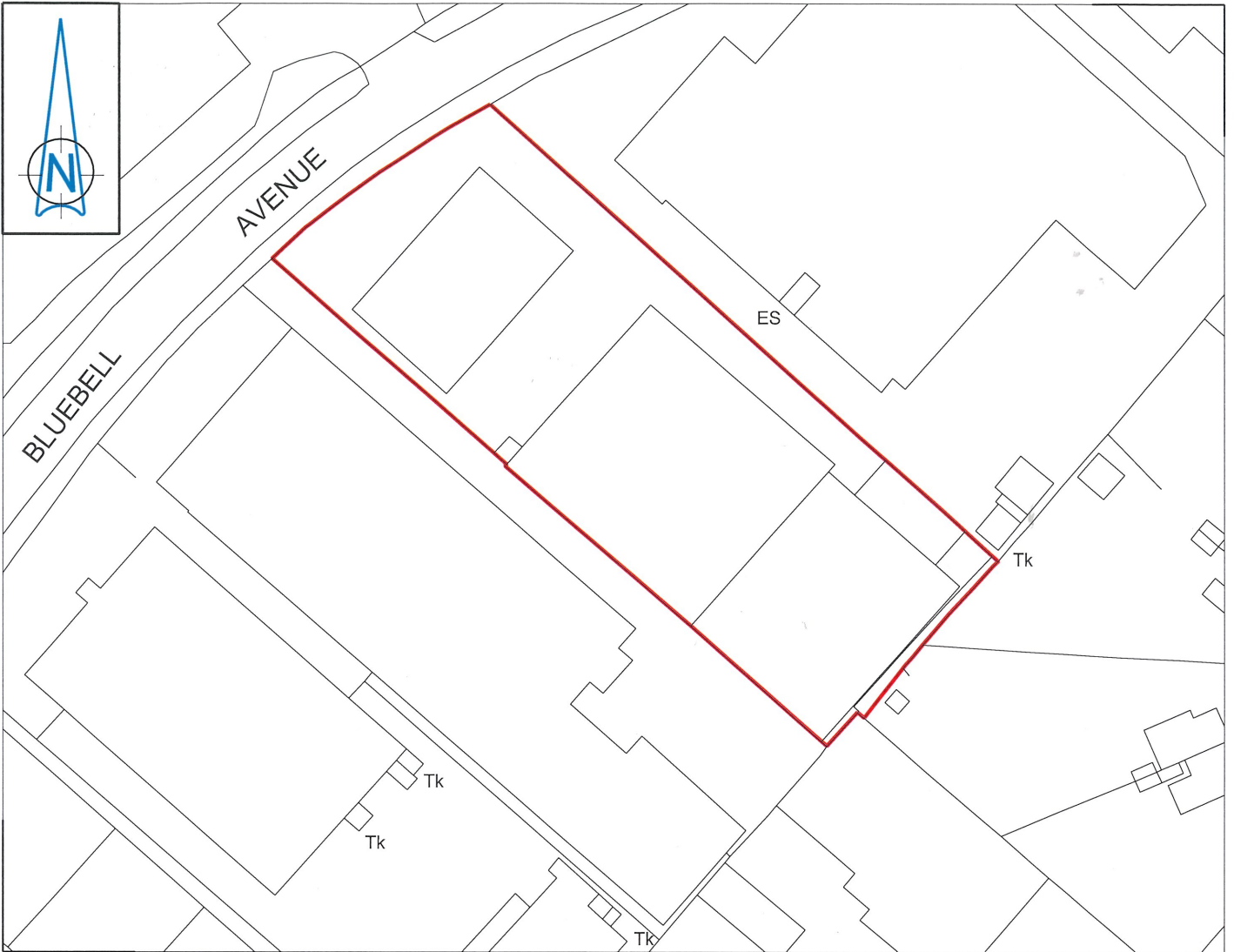
The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.

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

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

Dated this the 14th day of August 2017

Paul Clegg
Executive Manager



BLUEBELL INDUSTRIAL ESTATE

Dublin City Council to Nibroco Properties Limited T/A Dublin Door Store
Disposal of Fee Simple

Area: 4,264m²



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

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED *Thomas Curran 16/08/2017*
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ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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