

**The Chairman and Members of
North West Area Committee**

Meeting: 17th October 2017

Item No: 26

With reference to the proposed grant of lease of Workshop 1, Poppintree Neighbourhood Centre, Ballymun, Dublin 11

Quinns Convenience Store Limited currently holds leases in a number of retail Units at Poppintree Neighbourhood Centre and has also been granted successive licence agreements for storage purposes in Workshop 1 Poppintree Neighbourhood Centre. The last of these licence agreements terminated on the 31st November 2015.

The Chief Valuer has now agreed terms in relation to the granting of a lease in workshop 1 Poppintree Neighbourhood Centre, which is shown outlined red and coloured pink on Map Index No.SM-2016-0056, with a right of way shown coloured yellow, a copy of which is submitted with this report.

It is therefore proposed to grant a lease of Workshop 1 Poppintree Neighbourhood Centre, Ballymun, Dublin 11, to Quinns Convenience Store Limited subject to the following terms and conditions:

1. That the lease shall be for a term of five years from the 1 December 2015.
2. That the rent shall be €5,880 (five thousand eight hundred and eighty euro) per annum, payable quarterly in advance by standing order or electronic funds transfer.
3. That the subject property shall be used solely for storage purposes, during the hours of 8.30 am to 10 pm daily.
4. That the tenant shall be responsible for all outgoings associated with its use of the subject property including, inter alia, service charges, taxes, rates, utilities and waste disposal.

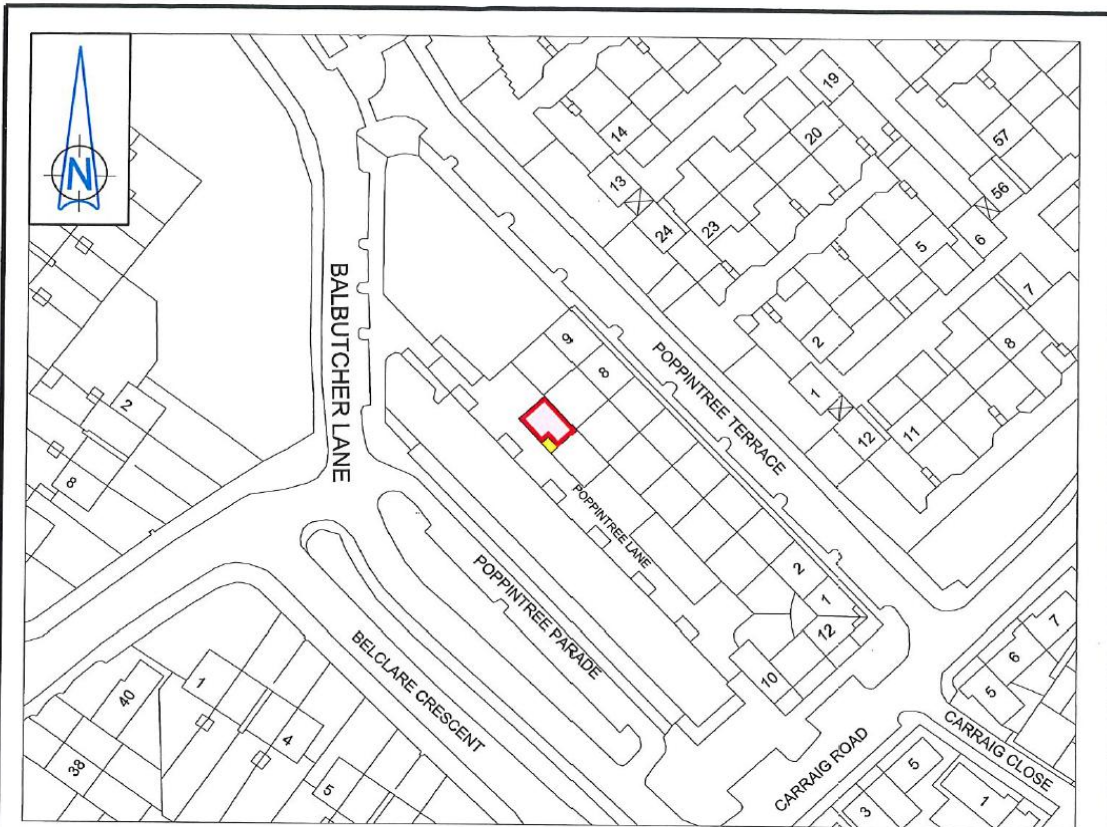
5. That the tenant shall be responsible for internally repairing and insuring the subject property.
6. That the tenant shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
7. That the tenant shall not assign or sublet without the prior written consent of the Landlord.
8. That the tenant shall not carry out any structural alterations or erect any external signage without the prior written consent from the Landlord.
9. That the tenant shall leave the building clean and tidy upon termination of this lease.
10. That the applicant shall ensure that the rear access gate, without hindrance to the business activities of other tenants in Poppintree Lane, is secured and locked by 7pm seven days a week.
11. That the lease will be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.
12. That the applicant shall sign a Renunciation of Rights to a New Tenancy.
13. That the applicant shall be responsible for the payment of any Stamp Duty and VAT liability that may arise on the creation of this lease.
14. That each party shall be responsible for their own fees and costs incurred in this matter.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

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

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

Paul Clegg
Executive Manager



POPPINTREE NEIGHBOURHOOD CENTRE

Workshop 1

Note: Right of Way over area coloured yellow



Comhairle Cathrach
Bhaile Atha 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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SCALE
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DATE
17-02-2016

**SURVEYED /
PRODUCED BY**
A. Acinelli - T. Curran

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