

**Planning and Property Development Department  
Property Disposal Section**

**To the Chairman and Members of the  
South East Area Committee**

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With reference to the proposed disposal of the Council's fee simple interest in plot of land at the rear of 1 Eglinton Road, Donnybrook, Dublin 4.

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Under Indenture of Lease dated 6<sup>th</sup> January 1994 Dublin City Council let a plot of land at the rear of No. 1 Eglinton Road, Donnybrook, Dublin 4 which said plot is more particularly outlined red and coloured pink on Map Index No. 7780-11 to J. Peter Neary for a term of 35 years from 1<sup>st</sup> May 1993 subject to an initial annual rent of €253.95 (£200) for use as a garden in relation to the premises at 1 Eglinton Road.

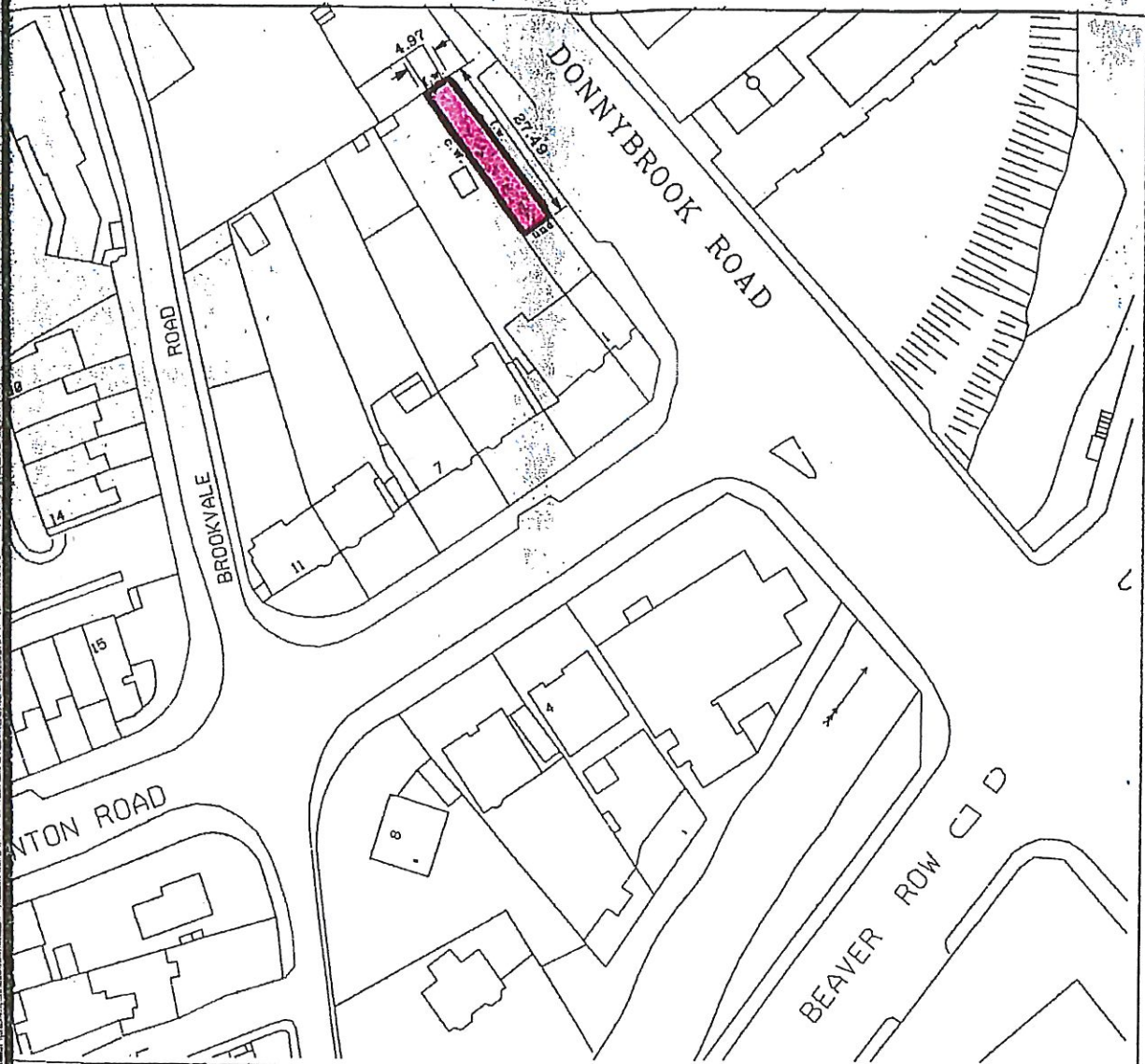
By way of Deed of Variation dated 28<sup>th</sup> September 1998 the lease was varied insofar as it related to the rent review provisions such that thereafter the rent was to be reviewed in line with any increase in the Consumer Price Index. The current passing rent is €413.62 with effect from 1<sup>st</sup> May 2013.

The current lessee is Martaban DAC with a registered office at 25-28 North Wall Quay, Dublin 1, D01-H104.

Martaban DAC has applied to Dublin City Council to acquire the council's fee simple interest therein. The Chief Valuer's Office reports that terms and conditions have been agreed which he considers fair and reasonable and accordingly it is proposed to dispose of the property as follows:

1. The disposal shall be in the sum of €375,000 (Three Hundred and Seventy Five thousand euro) plus VAT if applicable.
2. The subject plot has an area of 142 sq.m or thereabouts as outlined in red on Map Index 7780-11.
3. The council shall transfer the unencumbered freehold title or equivalent in the subject plot.
4. The applicant shall be responsible for the council's valuer's fees of €2,500 plus VAT and legal fees plus VAT in this matter.

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




**No. 1 Eglinton Road – Plot at Rear.**

**Corporation to J. Peter Neary.**

**35 Year Lease**

**AREA : 142 sq.m.**

 <p style="text-align: center;"><b>BÁRDAS ÁTHA CLIATH</b> ENGINEERING DEPARTMENT • DESIGN AND DEVELOPMENT SURVEY AND MAPPING SECTION</p>		SCALE	
		1:1000	
		CODE	C 3
<b>ENWICK</b> CHIEF ENGINEER ENGINEERING SERVICES	SURVEY / MADE BY	REVISIONS :	BY DATE
	J.F.M.		
	DATE		
	01/06/1993		
		INDEX NO.	
		7780-11	
3328-03 ; 3328-08			