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**With reference to the proposed disposal of the Council's fee simple interest in a site in the Belgard Square North Tallaght Town Centre, Tallaght, Dublin 24.**

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Under Indenture of Lease dated 5<sup>th</sup> November 1993 Dublin City Council demised a Site at Tallaght Town Centre Tallaght, Dublin 24 to United Drug PLC for a term of 250 years from 25<sup>th</sup> March 1992 subject to the payment of an initial annual rent of €63.50 with rent reviews every 5 years. The current passing rent is €102.34 per annum effective from 25<sup>th</sup> March 2017. The property is located in the administrative area of South Dublin County Council and is outlined in red and shaded pink on map Index SM-2017-0709.

Atlas GP Limited, 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 Tallaght Town Centre, Tallaght, Dublin 24 to Atlas GP Limited subject to the following terms and conditions:

1. That Dublin City Council demised the subject site under indenture of lease dated 5<sup>th</sup> November 1993 for a term of 250 years from 25<sup>th</sup> March 1992. That the above leasehold interest was recently acquired by Atlas Limited Partnership, (in it's capacity as general partner of Atlas GP Limited).
2. That the purchase price shall be €400,000 (four hundred thousand euro) plus VAT, if applicable, subject to the completion of the transaction no later than 30<sup>th</sup> March 2018.
3. That the applicant 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.
4. That the above proposal is subject to satisfactory proof of title.
5. That the applicant shall pay the Council's Valuer's fees of €1,200 (one thousand two hundred euro) plus VAT.
6. That the applicant shall pay the Council's reasonable legal fees.

The site proposed to be disposed was acquired in fee simple from Cranford Properties Limited.

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.

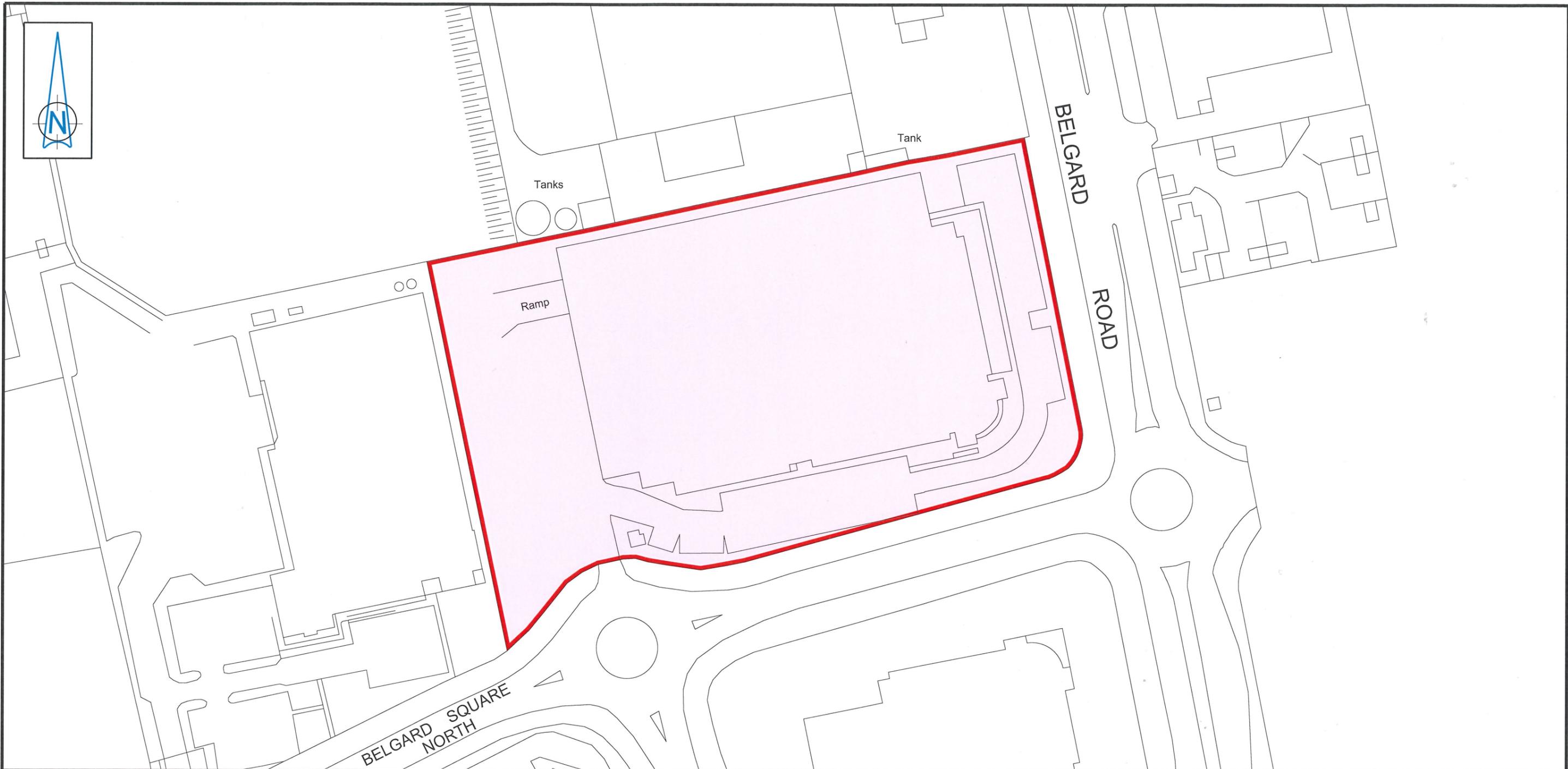
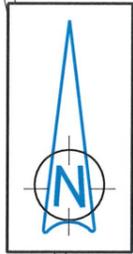
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.

Dated this the 16<sup>th</sup> day of November 2017

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



**BELGARD ROAD - Lands at  
Dublin City Council to Atlas GP Limited**

Disposal of Fee Simple

Area: 3.86Ac. (1.562ha.)

Site Boundary based on Map Index 10489-23



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

<b>O.S REF</b> 3390-06, 3390-07	<b>SCALE</b> 1:1000
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<b>DATE</b> 16-11-2017	<b>SURVEYED / PRODUCED BY</b> T. Curran
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**JOHN W. FLANAGAN**  
PhD CEng Eur Ing FIEI FICE  
**ACTING CITY ENGINEER**

<b>FILE NO</b>	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2017-0709_0204- C3 - 001 - A.dgn					

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

**INDEX No.**  
**SM-2017-0709**