



**With reference to the grant of a long lease of Unit 4
in the Darndale Belcamp Village Centre, Dublin 17**

By way of Indenture of Lease dated 3rd February 2006 Dublin City Council demised Retail Unit No. 4 in the Darndale Belcamp Village Centre, Dublin 17 which said unit is more particularly shown coloured pink on Map Index No. SM2016-0125 to Sonjac Catering Limited for a term of 35 years from 17th December 2004 subject to an initial annual rent of €500 and subject to rent reviews at the end of every fifth year. The current passing rent is €15,000 per annum effective from 18th December 2014.

Peter Di Lucia the owner of Sonjac Catering Limited has applied to Dublin City Council to take a long leasehold interest in Retail Unit No. 4 in the Darndale Belcamp Village Centre, Dublin 17 including an additional portion to the rear thereof which said additional portion is more particularly coloured blue on Map Index No. SM2016-0125.

The Council's Chief Valuer has agreed terms and conditions with Peter Di Lucia for the grant of a long leasehold interest in Retail Unit No. 4 in the Darndale Belcamp Village Centre, Dublin 17 to Sonjac Catering Limited subject to the following terms and conditions:

1. That the lessee currently holds the area shown coloured pink on Map Index No. SM2016-0125 from Dublin City Council by way of Indenture of Lease dated 3rd February 2006 for a term of 35 years from 17th December 2004.
2. That the lessee has constructed an extension to the rear of the subject property.
3. That the overall premises now to be leased comprise 129 square metres or thereabouts and is more particularly shown coloured pink and blue on Map Index No. SM2016-0125.
4. That the lessee will surrender their lease dated 3rd February 2006 as outlined above and will be granted a new lease of the area shown coloured pink and blue on Map Index No. SM2016-0125, for a term of 99 years, subject to the payment of a capital premium of €175,000 (one hundred and seventy five thousand euro), and a nominal rent of €1 per annum (if demanded), with five year rent reviews linked to changes in the Consumer Price Index.
5. That the lessee 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 disposal.
6. That the above proposal is subject to satisfactory proof of title.

7. That each party shall be responsible for their own fees.
8. That this proposal is subject to the necessary consents and approvals being obtained.

The site proposed to be disposed was acquired in fee simple from Saint Laurence O'Toole Diocesan Trust.

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.

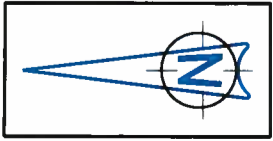
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.




This proposal was approved by the North Central Area Committee at its meeting of the 16th May 2016.

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

Dated this the 19th day of May 2016.

Paul Clegg
A/Assistant Chief Executive



-  Extent of area included in the new lease (99 years)
-  Extent of area originally leased to Sonjac Catering (35 years)
-  Extent of additional area included in the new lease (99 years)

CAR PARK

AREA NOT SURVEYED

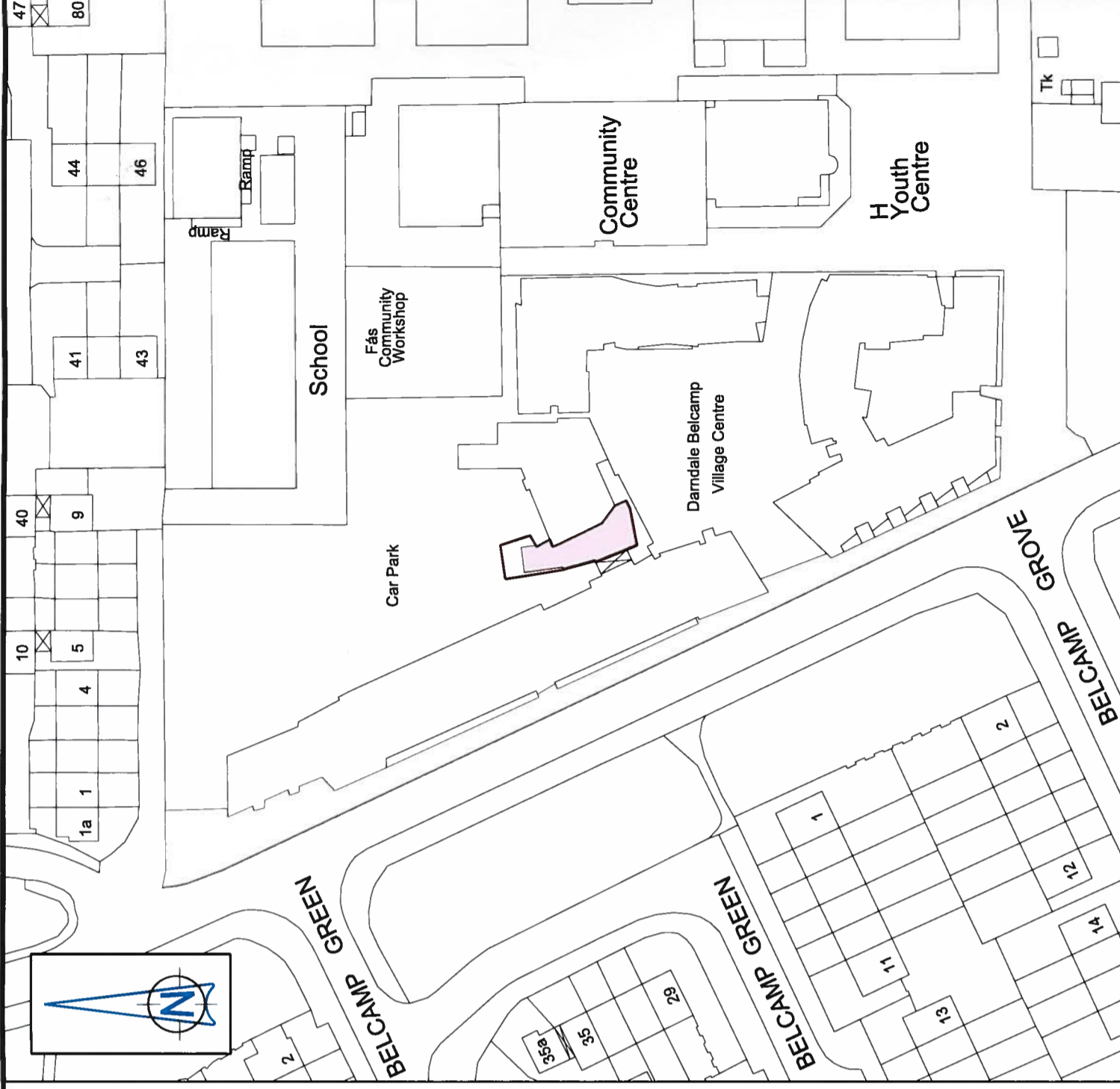
COURTYARD

DARNDALE VILLAGE CENTRE

GROUND FLOOR UNIT NO. 4

Dublin City Council to Sonjac Catering Limited & Peter De Lucia

Grant of 99 Year Lease



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

O.S REF 3132-05 & 3133-01	SCALE 1:250/1:1000
DATE 06.05.2016	SURVEYED / PRODUCED BY A. Acinelli

JOHN W. FLANAGAN
 PhD CEng Eur Ing FIEI FICE
ACTING CITY ENGINEER

INDEX No	FOLDER No	CODE	DWG No	REV
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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

INDEX No.
SM-2016-0125

