
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.

Under Indenture of Lease dated 6th 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 1st 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 28th 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 1st 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 Valuers 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 Valuers fees of €2,500 plus VAT and legal fees plus VAT in this matter.

The area proposed to be disposed was acquired by Vesting Order under the Landlord and Tenant (Ground Rents) (No. 2) Act 1978.

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 South East Area Committee at its meeting on the 11th December 2017.

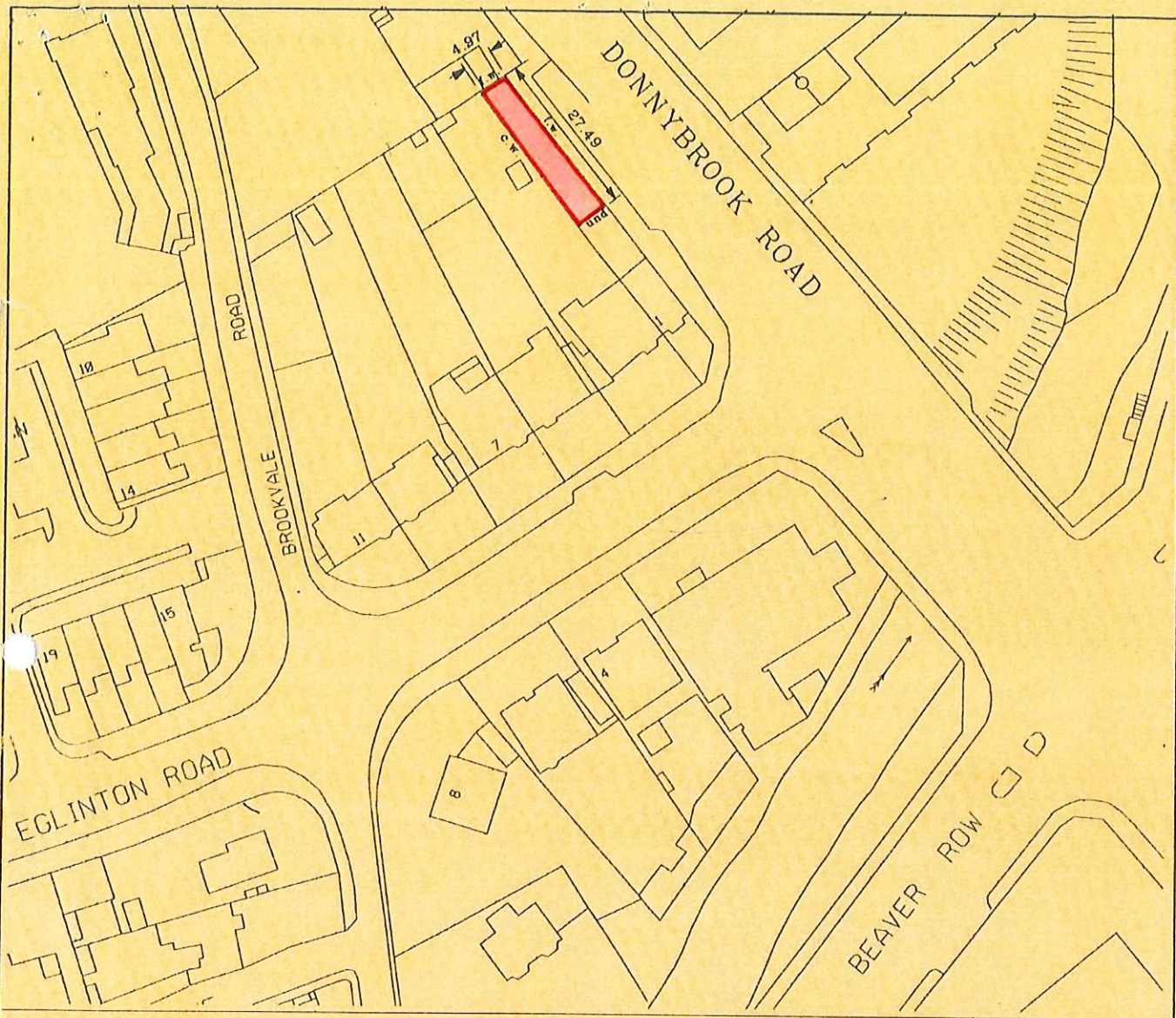
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution to be adopted:

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

Dated this the 16th day of January 2018.

Paul Clegg
Executive Manager.

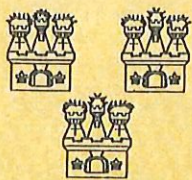


No. 1 Eglinton Road – Plot at Rear.

Corporation to J. Peter Neary.

35 Year Lease

AREA : 142 sq.m.



BÁRDAS ÁTHA CLIATH

ENGINEERING DEPARTMENT • DESIGN AND DEVELOPMENT

SURVEY AND MAPPING SECTION

SCALE

1:1000

CODE C 3

INDEX NO.

J. FENWICK
DUBLIN CHIEF ENGINEER
ENGINEERING SERVICES

**SURVEY /
MADE BY**
J.F.M.

DATE
01/06/1993

REVISIONS :

BY **DATE**

7780-11

O.S.REF. 3329-03 , 3329-08