



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Development Department,  
Civic Offices.

3<sup>rd</sup> April 2018

**To: The Chairman and Members of  
The Central Area Committee**

Meeting: 10<sup>th</sup> April 2018

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**With reference to the proposed disposal of Fee Simple in the property known as 3 Ellis Quay, Dublin 7.**

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By way of Indenture of Lease dated 10<sup>th</sup> August 1967, Dublin City Council demised the premises 3 Ellis Quay to Mary Clare Fanning for a term of 99 years from 29<sup>th</sup> September 1962 subject to an annual rent of €76.20 (£60.00). Ellis Junction Limited currently hold the 1967 lease by Assignment dated 24<sup>th</sup> March 2017.

Ellis Junction Limited applied to acquire the Council's fee simple interest, claiming an entitlement under Section 9 & 10 of the Landlord & Tenant Ground Rent Act 1978. The Law Agent has confirmed that the lessee has a statutory entitlement to purchase the freehold in the property.

The Chief Valuer reports that agreement has been reached with the lessee's agents and accordingly it is proposed to dispose of the Council's fee simple interest in the property known as 3 Ellis Quay, Dublin 7 to Ellis Junction Limited subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property known as No 3 Ellis Quay, Dublin 7 as indicated on the attached Map (outlined in red and shaded pink).
2. That the property is held under Indenture of a Lease dated 10 August 1967 by Mary Clare Fanning for a period of 99 years, from 29 September 1962, subject to an annual rent of €76.20 (£60) per annum and that the applicant now holds this interest.
3. That the purchase price for the fee simple interest shall be the sum of €30,000 (thirty thousand euro), plus VAT if applicable. Price applicable for a period of six months only from the 9<sup>th</sup> February 2018.
4. The applicant shall pay any rent, rates and charges outstanding up to and including the date of sale.
5. The applicant shall pay the City Councils professional fees of €1,000 plus VAT and the Councils legal costs plus VAT.

- 6 The above disposal is subject to satisfactory proof of title and entitlement to acquire the Fee Simple interest.
- 7 No agreement enforceable at law is created or is intended to be created until exchange of contracts has taken place.

Paul Clegg

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**Executive Manager**