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**With reference to the proposed disposal of the Council's fee simple interest 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.

The area to be disposed of is part of City Estate.

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 Central Area Committee at its meeting on the 10<sup>th</sup> April 2018.

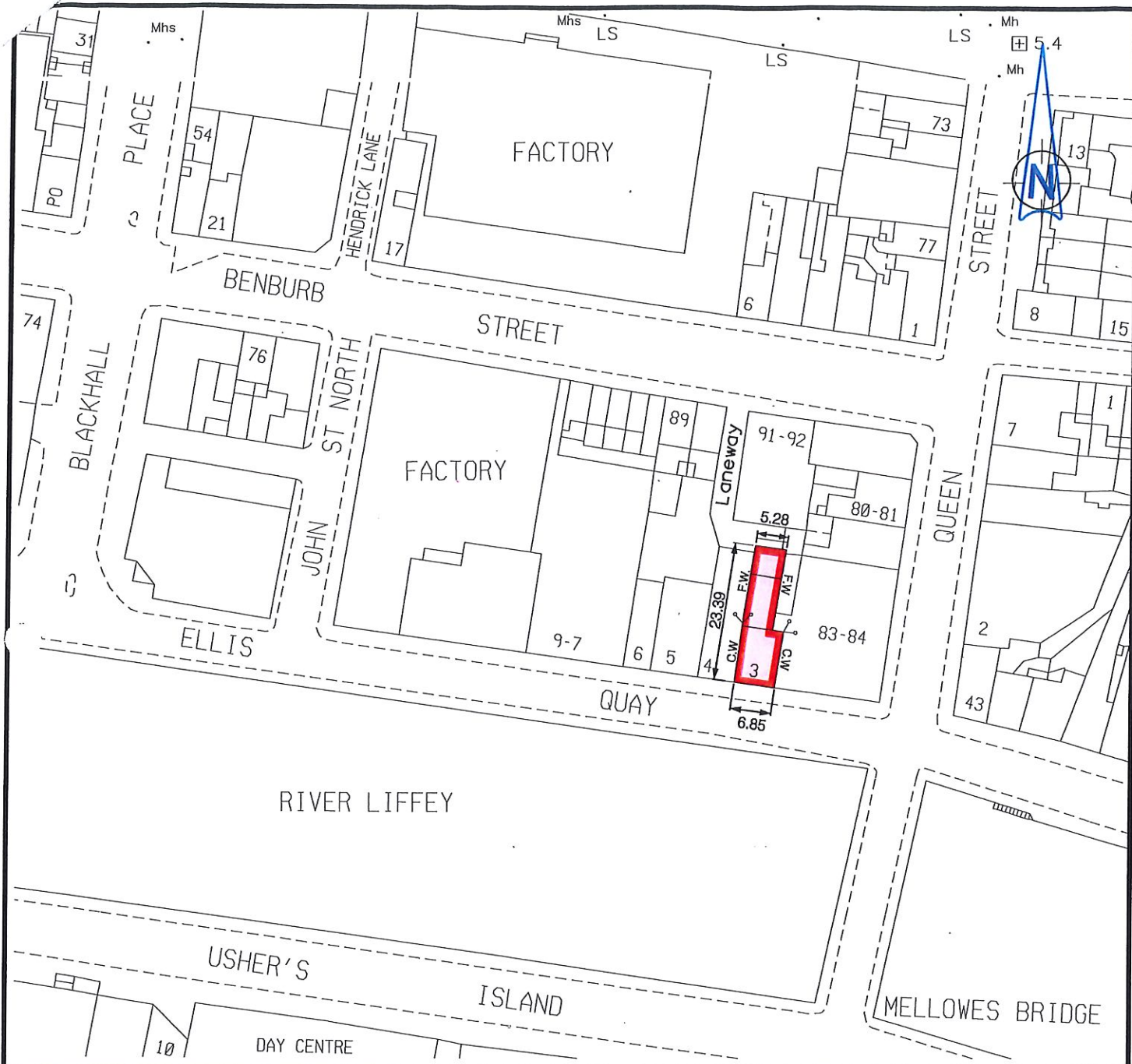
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

**Resolution to be adopted:**

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

Dated this the 18th day of April 2018.

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



# Ellis Quay – Premises No. 3

Disposal of fee simple

## DUBLIN CITY COUNCIL

*Comhairle Cathrach Bhaile Átha Cliath*



Dublin City  
Baile Átha Cliath

**DEVELOPMENT DEPARTMENT**

*An Roinn Forbartha*

<b>M. PHILLIPS</b> CITY ENGINEER	<b>Date</b> 10-12-2007 <b>By</b> C.B. Revisions : Change of name	<b>SCALE</b> 1-1000	<b>INDEX No.</b> 11676
	<b>SURVEYED / MADE BY</b> C.B. <b>DATE</b> 19-09-2002 <b>O.S. REF.</b> 3263-09 E:314552000 N:234311000		
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