

**To the Chairperson and Members of the  
South East Area Committee**

---

**With reference to the proposed grant of a lease of 19 Lord Edward Street, Dublin 2.**

---

Under indenture of lease dated 22<sup>nd</sup> April 1992, 19 Lord Edward Street, Dublin 2, shown outlined in red on Map Index 10949/1, was demised by Dublin City Council to Coolmine Limited for a term of 35 years from 11<sup>th</sup> June 1982 at an initial annual rent of €15,236.86 per annum abated to €33.01 per annum provided the premises is used as a counselling centre for drug prevention. The current passing rent is €42,000 abated to €33.01 per annum. The lease expired on 10<sup>th</sup> June 2017.

Under indenture of lease dated 12<sup>th</sup> August 2004, the yard at the rear 19 Lord Edward Street, Dublin 2, shown outlined in red on Map Index 10949/5, was demised by Dublin City Council to Coolmine Limited for a term of 35 years from 11<sup>th</sup> June 1982 at an initial annual rent of €1,015.79 per annum abated to €0.05c per annum provided the premises is used as a counselling centre for drug prevention as well as for persons suffering from drug addiction and their families. The current passing rent is €3,000 abated to €0.05c per annum. The lease expired on 10<sup>th</sup> June 2017.

Coolmine Limited has applied to the Dublin City Council for a renewal of these leases. Accordingly it is proposed to grant a single lease merging the two areas now known as Coolmine House, 19 Lord Edward Street and shown on revised draft Map Index SM2017-0225 (for information purposes) to Coolmine Limited subject to the following terms and conditions, which the Chief Valuer considers fair and reasonable:

1. That the demised property is shown outlined in red on attached indicative map index no. SM-2017-0225. A formal lease map is currently in preparation.
2. That Dublin City Council shall grant a 19 (nineteen) year lease commencing from 11<sup>th</sup> June 2017.
3. That the market rent shall be a sum of €82,000 (eighty two thousand euro) per annum, plus VAT (if applicable), subject to five yearly rent reviews.
4. That the rent shall be abated to a sum of €100 (one hundred euro) per annum, plus VAT (if applicable), as long as the property is used as a counselling centre for persons suffering from drug addiction.
5. That the abated rent shall be subject to five yearly rent reviews by reference to change in the Consumer Price Index.
6. That the demised property shall be for the purpose of a counselling centre and all associated and ancillary services and for no other purpose.
7. That in the event of the demised property ceasing to be used for such purposes it shall revert to the Council free of charge. On receipt of written four weeks notification from the Council, the Lessee will provide vacant possession of the property free from all encumbrances and the Lessee shall return the property to the Council in a similar state of repair and condition to that which pertained at the commencement of the Lease.
8. That the demised property shall not be used for any loan or mortgage purposes.

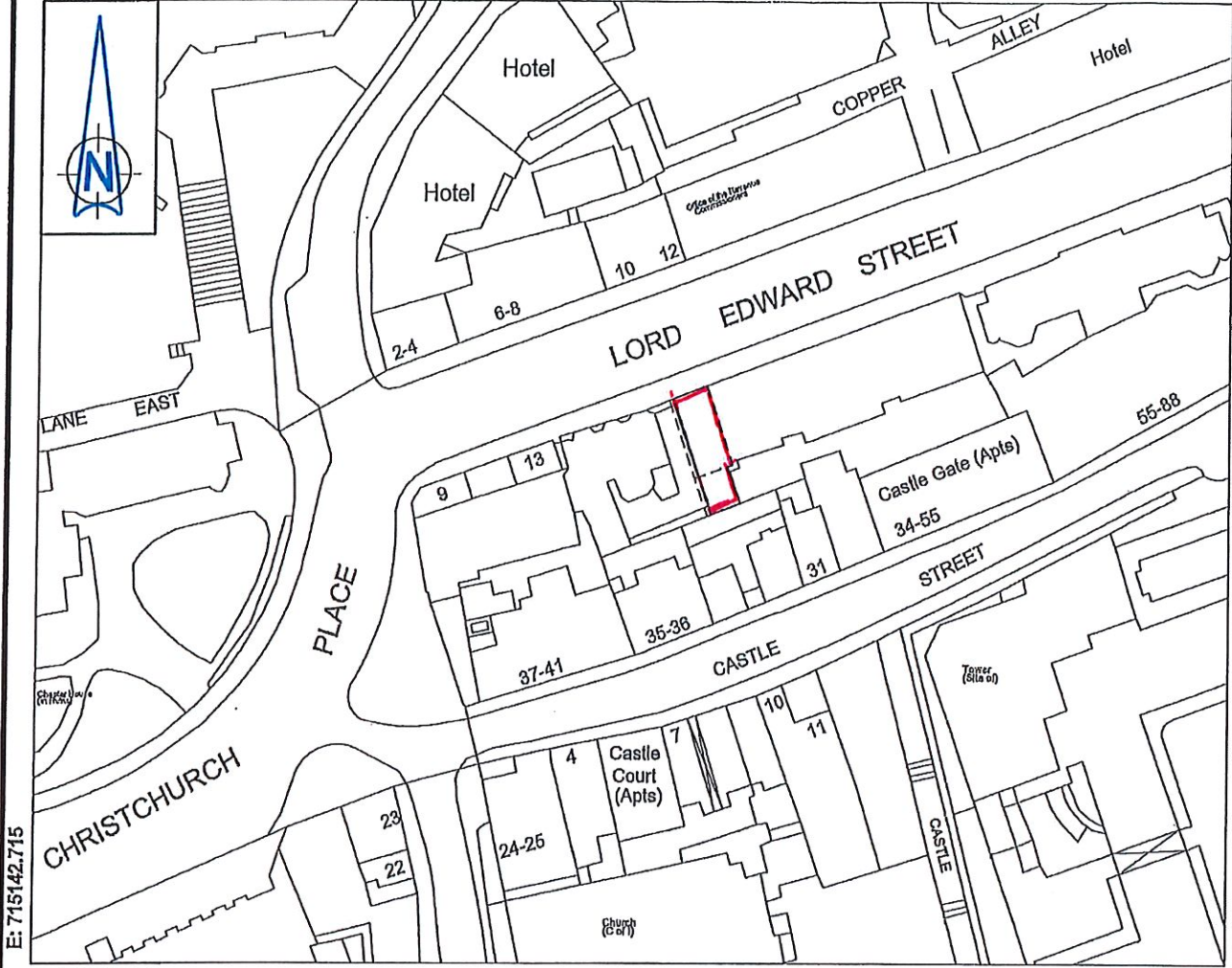
9. That the Lessee shall not sell, assign, sublet, sub-divide, alienate or part with the possession of the property.
10. That in the event of the Lessee ceasing to trade or becoming insolvent / bankrupt the demised property shall revert to the Council free of charge.
11. That the Lessee shall be responsible for payment of rates, service charges, taxes and all other outgoings arising against the property.
12. That the Lessee shall ensure that it's use and occupation of the property shall at all times comply with all necessary statutory requirements.
13. That the Lessee shall ensure that the subject property is adequately secured at all times.
14. That the Lessee shall indemnify the Council against all claims as a result of their use and occupation of the demised property and shall arrange for insurance cover as follows: Public Liability Insurance (minimum of €6.5 million) and Employers Liability insurance (minimum of €13 million).
15. That the Lessee shall insure and keep insured the property and every part thereof, in the joint names of the Council and the Lessee against loss or damage by fire or other cause in an established insurance office to be approved by the Council and to pay all premiums or such other sum of money necessary for that purpose and within 7 days after same has become payable to produce to the Council the policy or policies of such insurance and the receipt for every such payment.
16. That the Lessee shall permit the Council and its workmen at all reasonable times to enter upon the property to view the condition thereof.
17. That the property or any part thereof shall not be used as a residence.
18. That the Lessee shall be responsible for keeping the entire property including, inter alia, the lands, all buildings including external walls / gates / doors and boundaries etc. in good and substantial repair and shall carry out all necessary maintenance / repairs to the Council's written satisfaction.
19. That the Lessee shall sign a Deed of Renunciation.
20. That each party will be responsible for its own costs of this transaction.
21. That the Lease shall contain such other terms and conditions as contained in Leases of this type and as are deemed appropriate by the Law Agent.
22. That no agreement enforceable at law is created or intended to be created until exchange of contracts has taken place.

This agreement reached with Coolmine Limited is subject to Dublin City Council carrying out a structural survey of the demised property and the Lessee completing all necessary works to the satisfaction of the Council.

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

N: 734057.737


E: 715328.217



E: 715142.715

N: 733913.802

**Lord Edward Street No. 19**  
 Dublin City Council to Coolmine Limited  
 Map For Information



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

<b>O.S REF</b> 3263 - 10	<b>SCALE</b> 1:1000
-----------------------------	------------------------

<b>DATE</b> 10 - 04 - 2017	<b>SURVEYED / PRODUCED BY</b> J.Hickey
-------------------------------	---

<b>FILE NO</b>	.INDEX No	FOLDER No	CODE	DWG No	REV
SM-2017-0225-0204- C3 - 002 - A.dgn					

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE  
 SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

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

**INDEX No.**  
  
**SM-2017-0225**

