

To the Chairman and Members of the
South East Area Committee

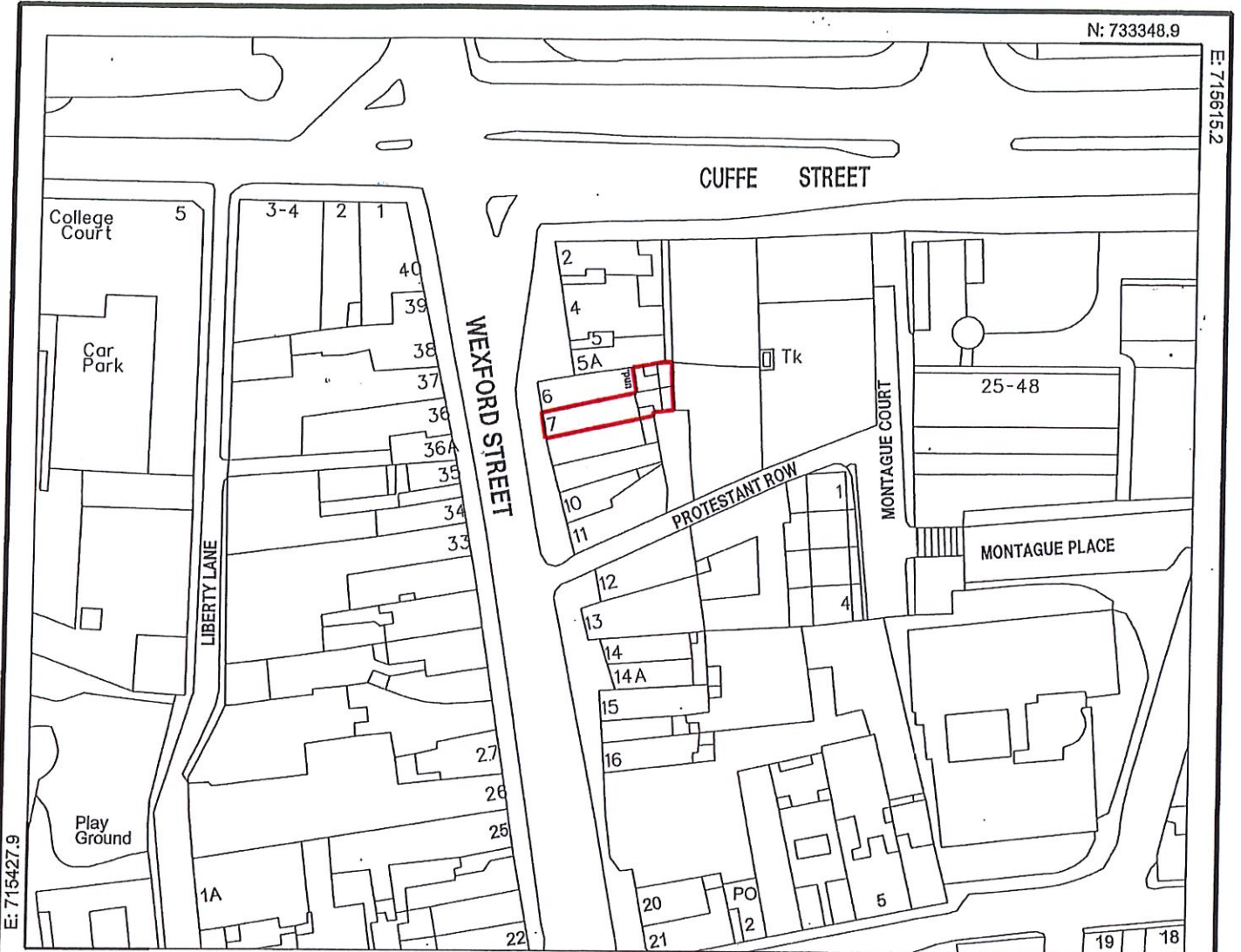
With reference to the proposed disposal of the council's freehold interest in the property known as 7 Wexford Street and rear of 6 Wexford Street, Dublin 2.

By way of Indenture of Lease dated 12th March 1934 the premises 7 Wexford Street and rear 6 Wexford Street, Dublin 2 was demised by Dublin City Council to Sarah Blakely for a term of 150 years from 1st January 1933 subject to an annual rent of €12.76. The current holder of the lease Jonstoy Limited has applied to Dublin City Council to acquire the council's fee simple interest in the property.

The Law Department has confirmed that the lessee has a statutory entitlement to purchase the freehold in this property in accordance with the Landlord and Tenant (Ground Rents) No. 2 Act 1978. Accordingly it is proposed to dispose of the council's freehold interest in the property 7 Wexford Street & rear of 6 Wexford Street, Dublin 2 to Jonstoy Limited subject to the following terms and conditions:

1. That the subject property is shown outlined in red on the attached Map Index SM2018-0183.
2. That the subject property is held under indenture of lease dated 12th March 1934 between the Sarah Blakely and Dublin Corporation for a term of 150 years from 1st January 1933, subject to a yearly rent of €12.76 (twelve euro and seventy six cent).
3. That the applicant currently holds the leasehold interest in the subject property and this proposal is subject to satisfactory proof of title.
4. That Dublin City Council disposes of the council's freehold interest in the subject property for the consideration of **€9,500 (nine thousand and five hundred euro)**.
5. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject property.
6. That the applicant shall pay Dublin City Council's Valuer fee of €1,500 (one thousand and five hundred euro) plus VAT.
7. That the applicant shall pay Dublin City Council's legal fees (to be agreed with the Law Agent) plus VAT.
8. That the applicant shall be responsible for any VAT liability associated with this disposal and indemnify Dublin City Council against same.
9. That all outstanding charges, rent, rates and taxes (if any) on the subject property, for which the applicant is liable shall be cleared prior to completion of the transaction.

Paul Clegg
Acting Assistant Chief Executive



N: 733204.8

WEXFORD ST., DUBLIN 2 - No. 7 AND REAR OF No. 6

Dublin City Council to Jonstoy Limited

Disposal of fee simple



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

O.S REF
3263-15,20

SCALE
1-1000

DATE
15-08-2018

SURVEYED /
PRODUCED BY
PMcGinn

FILE NO

INDEX No FOLDER CODE DWG 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

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ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2018-0183

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