



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 reant 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 Dublin Corporation and Sarah Blakely 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 dispose 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 Councils 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.

The land proposed to be disposed of was acquired from Christopher J. Doyle and Martin Mullen, Trustees of the Incorporated Brick & Stonelayers Trade Union.

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 10th September 2018.

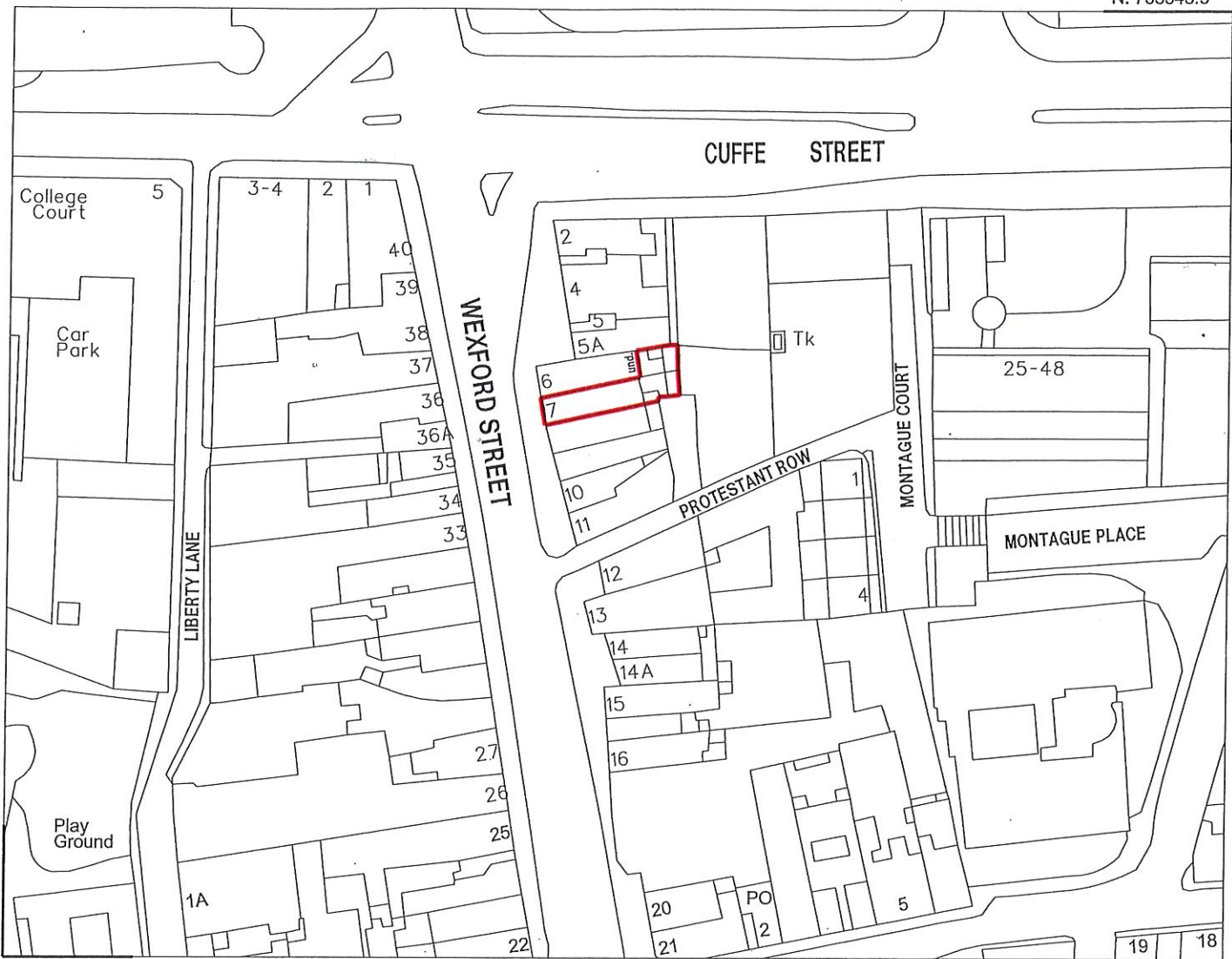
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution to be adopted:

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

Dated this the 19th day of September 2018.

Paul Clegg
Executive Manager



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

Dublin City Council to Jonstoy Limited

Disposal of fee simple



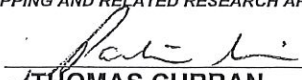
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2018-0183_0204- C3 - 001 - B.dgn			

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

INDEX No.
SM-2018-0183

Dr JOHN W. FLANAGAN
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