



With reference to the proposed grant of a further lease of the Ground Floor Retail Unit and Basement Stores of No. 3 Capel Street, Dublin 1.

By Indenture of Lease dated 19th August 2016 the premises known as the Ground Floor Retail Unit and Basement Stores of No. 3 Capel Street, Dublin, which said premises is more particularly delineated in red and coloured pink on Map Index No. SM-2019-0337, was granted by Dublin City Council to Yue Mei Lin for a period of 3 years commencing on 19th August 2016 subject to a rent of €25,000 per annum.

It is now proposed to grant a further 5 year lease to Yue Mei Lin subject to the following terms and conditions:

1. That the subject property is No.3 Capel Street and comprises the property as shown outlined in red and coloured pink on Map Index No SM-2019-0337.
2. That the Council shall dispose of the property by way of a 5 year lease at the rent of €30,000 (thirty thousand euro) per annum, exclusive of rates and outgoings.
3. That the lease shall commence on the 19th August 2019.
4. That the lease shall be on a full repairing and insuring basis.
5. The lessee shall obtain public liability insurance (€6.5 million) and employer's liability insurance (€13 million), if they have employees, and shall indemnify Dublin City Council against any and all claims for compensation, which may arise from their use of the property.
6. That the rent is to be payable quarterly in advance by direct debit mandate.
7. That the lessee shall be liable for all rates, taxes, charges and outgoings including water and electricity relating to the demised premises.
8. That the lessee shall undertake to not use the property for any other purposes other than as a Hair and Beauty Salon.
9. That the basement area shall be used as storage and staff facilities only.
10. That the lessee will be required to contribute 19.6% towards the annual service charge.
11. That prior to the commencement of the new lease the applicant will clear any outstanding rent and service charge.

12. That the lessee will respect the right to quiet enjoyment of the residential units located above the property.
13. That the lessee shall not erect any signage on the external walls of the building without receiving the prior consent of the Council and full planning permission for same.
14. That the lessee shall not sublet or assign the lease without receiving the prior consent in writing of Dublin City Council, which shall not be unreasonably withheld.
15. That the lessee will be required to sign a Deed of Renunciation, with the benefit of legal advice.
16. That the lessee shall keep the premises in good condition and repair during the term of the lease.
17. That the lessee shall meet each and every requirement of the City Council's Fire Officer and any Health and Safety Officer appointed by the Council, at all times. Failure to comply with this condition shall be a ground for forfeiture of the lease.
18. That upon expiration or sooner determination of the lease, the lessee shall at its own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared to the satisfaction of the City Council.
19. That the lease shall contain all the covenants and conditions normally contained in City Council leases of this nature and any other terms and conditions deemed appropriate by the Law Agent.
20. That each party shall be responsible for their own fees in this matter.

The area proposed to be leased is contained in No 3 Capel Street which is built on lands which form part of the Council's City Estate (Reference AR16).

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.

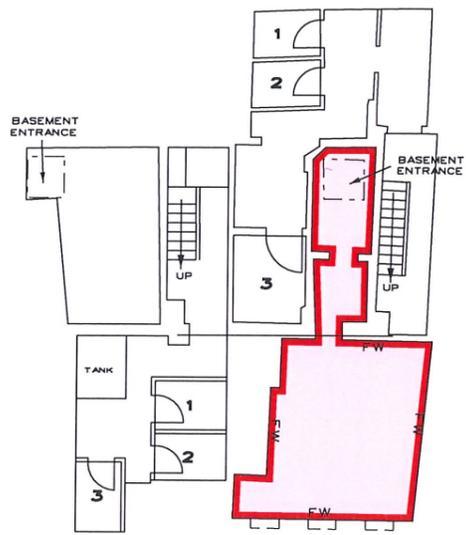
This proposal was approved by the Central Area Committee at its meeting on the 9th July 2019.

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

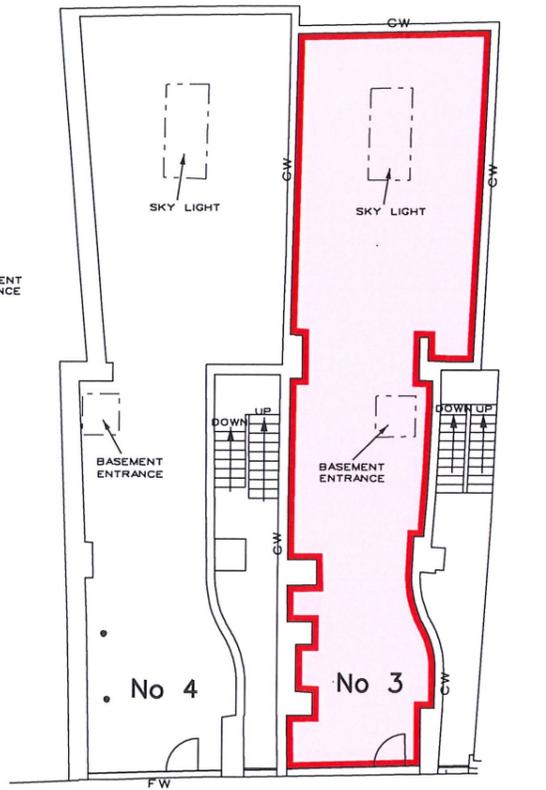
Resolution to be adopted

"That Dublin City Council notes the contents of Report No. 255/2019 and assents to the proposal outlined therein".

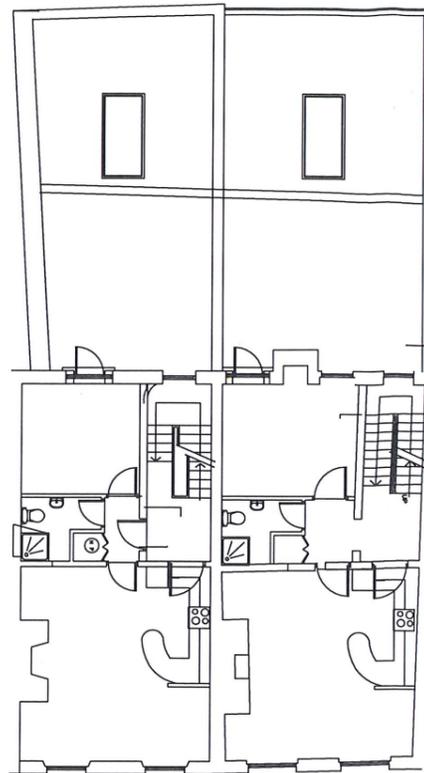
Paul Clegg
Executive Manager
16th August 2019



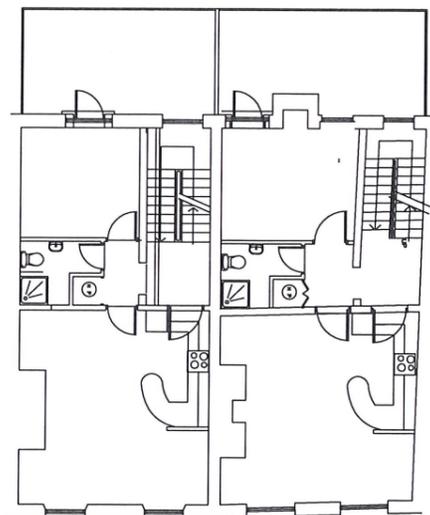
BASEMENT PLAN



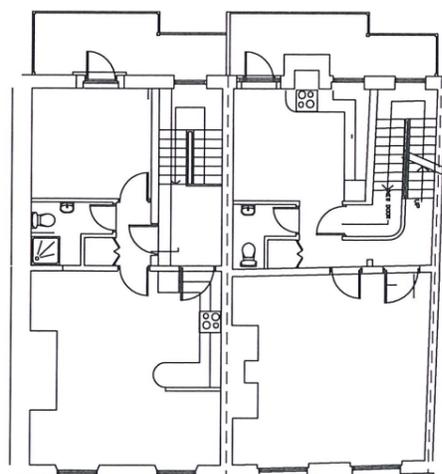
GROUND FLOOR PLAN



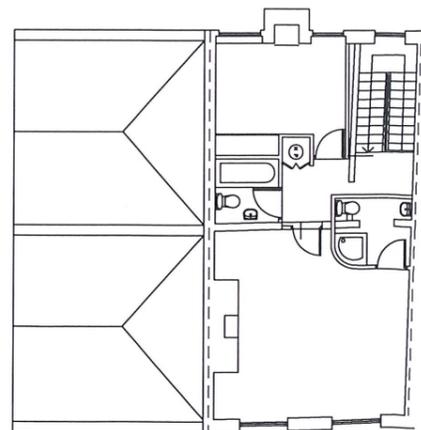
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



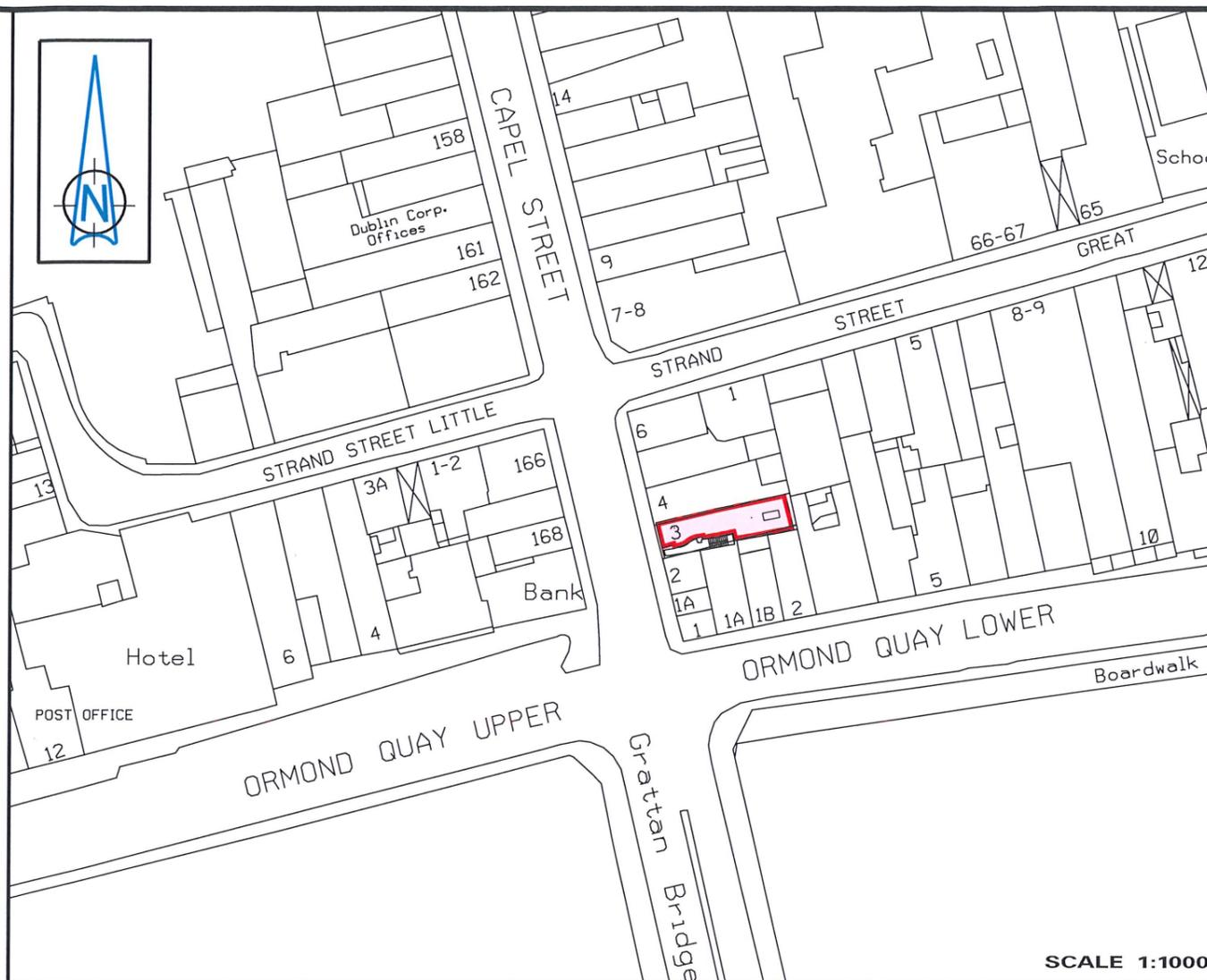
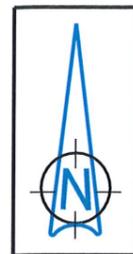
FOURTH FLOOR PLAN

LEASE AREA SHOWN = 124 m²



FLOOR PLANS

SCALE 1:200



SCALE 1:1000

CAPEL STREET, No. 3 – RETAIL UNIT

*Dublin City Council to Yeu Mei Lin
Grant of 5 Year Lease Area: 133m²*



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

O.S REF 3263-10	SCALE 1:1000 & 1:200
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FILE NO	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2019-0337_0204-C3-001-A.dgn					

DATE 21/5/2019	SURVEYED / PRODUCED BY R. O'SHEA
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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

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

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

INDEX No.
SM-2019-0337