



With reference to a proposed lease of the ground floor unit of No. 3 Palace Street, Barnardo's Square, Dublin 2 to Fáilte Ireland

Dublin City Council is the owner of the office premises at No. 3 Palace Street, Barnardo's Square, Dublin 2. A part of the ground floor of the premises comprising 50 sq. m. is currently vacant and Fáilte Ireland which is seeking a premises in that area has expressed its interest in using the available space to develop a Tourist Information Centre with a particular focus on Dublin Tourism.

Barnardo Square is located on the *The Dublin* and a Tourist Information Centre at this location would be of great strategic importance to tourism in Dublin. *Dublin*, is a partnership between DCC and Fáilte Ireland, which runs through the heart of the city, connecting people, places and stories of Dublin starting at Parnell Square and finishing at Kilmainham Gaol. To date, Fáilte Ireland has expended over €2.2m in promoting this very important tourist trail app for Dublin and this proposal would allow Fáilte Ireland to continue to develop the profile of the *Dublin*. It is anticipated that circa 170,000 people will pass through the centre annually and the square lends itself to citizens and tourists alike gravitating to and congregating at the square.

The Tourist Information Centre will encourage visitors to see and spend more in the area and encourage visitors to explore the lesser known areas and attractions of the city, thereby spreading the economic benefits of tourism. As there is a preponderance of private commercial tourist offices around the city, visitors are often confused and find it difficult to locate the official Tourist information Centres. The location of Barnardo Square, a prominent high tourist footfall location, would thus help to resolve this problem for visitors and allow them to more easily access the impartial services of the official Tourist Information Centre which delivers unbiased and comprehensive information and advice to visitors - the Tourist Information Centre runs on a non-commercial basis and does not generate income.

Fáilte Ireland has committed to expending approximately €330,000 per year which will cover the fit-out costs, running costs and staffing costs to provide a new high quality Tourist Information Service in the area.

It is proposed therefore to grant a lease of the unit to Fáilte Ireland subject to the following terms and conditions:

1. That the leased area shall be part of the Ground Floor of No. 3 Palace Street, Dublin 2, comprising a self-contained unit of c.50 sq. m. as shown on the attached map SM-2019-0234.
2. That the term of the lease shall be for a period of five years, commencing on a date to be agreed between both parties.
3. That the lessee will be required to sign a Deed of Renunciation, with the benefit of prior legal advice.

4. That the lease shall be on an internal repairing and insuring (IRI) basis.
5. That the full market rental value of €32,500 shall be abated to €5,000 (five thousand euro) plus VAT, per annum, for the duration of the lease, to be paid quarterly in advance, by electronic transfer. The rent is abated on the basis that the premises is used solely for the purpose outlined at No.6 below. In the event that the premises cease to be used for that purpose the rent shall revert to the full market rental value.
6. That the lease shall permit Fáilte Ireland to use the property as a Tourist Information Centre with a particular focus on the Dublin Region and Dublin Project, and not for any other purpose. All window displays must be in relation to Dublin Tourism and Dublin.
7. That prior to carrying out any works to the subject unit, including fit-out works, full details are to be provided to and agreed with the Council. The applicant shall be responsible for securing the necessary planning permission for any proposed works and the change of use and will incur the full costs of planning and the works required.
8. 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.
9. That the lessee shall indemnify the Council against any claim for compensation which might/may be made by any party arising out of fit-out works and construction works being carried out on the demised premises, or any working areas or on any access points thereto.
10. That the lessee shall keep the premises in good condition and repair during the term of the lease.
11. 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.
12. That the lessee shall pay a service charge, which shall include a contribution to the sinking fund. The charge shall be apportioned appropriately based on the lessee's percentage occupancy of the overall building.
13. That the subject unit is separately metered and the lessee shall be responsible for the cost of all utilities.
14. That the lessee shall obtain Public Liability Insurance indemnifying Dublin City Council in the sum of €6,500,000 for any one incident and Employers Liability Insurance of €13,000,000, and shall provide proof of such insurances to Dublin City Council.
15. That the lessee shall not sell, assign, grant any sub interests, sub-divide, alienate or part with possession of the subject property.
16. That upon expiration or sooner determination of the lease, the lessee shall at their own expense remove all materials not belonging to Dublin City Council (if the Council so require it) and shall leave the property clean and cleared to the satisfaction of the City Council.
17. That each party shall be responsible for their own professional fees in this matter.

The site was acquired from Amy Dwyer, John Purcell Ltd, Timothy & Annie Ryan, Mary Ging & V. Miller, Bernard Citron, Gertrude Shatter, Harris Alexander, The Irish Catholic Church Property, Insurance Co. Ltd, Thomas Mason & Sons Ltd, Max Ryan and Tucuman Investments Ltd.

This proposal was approved by the South East Area Committee at its meeting on 9th March 2020.

The disposal shall be subject to any such covenants and conditions as the Councils Law Agent in their discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

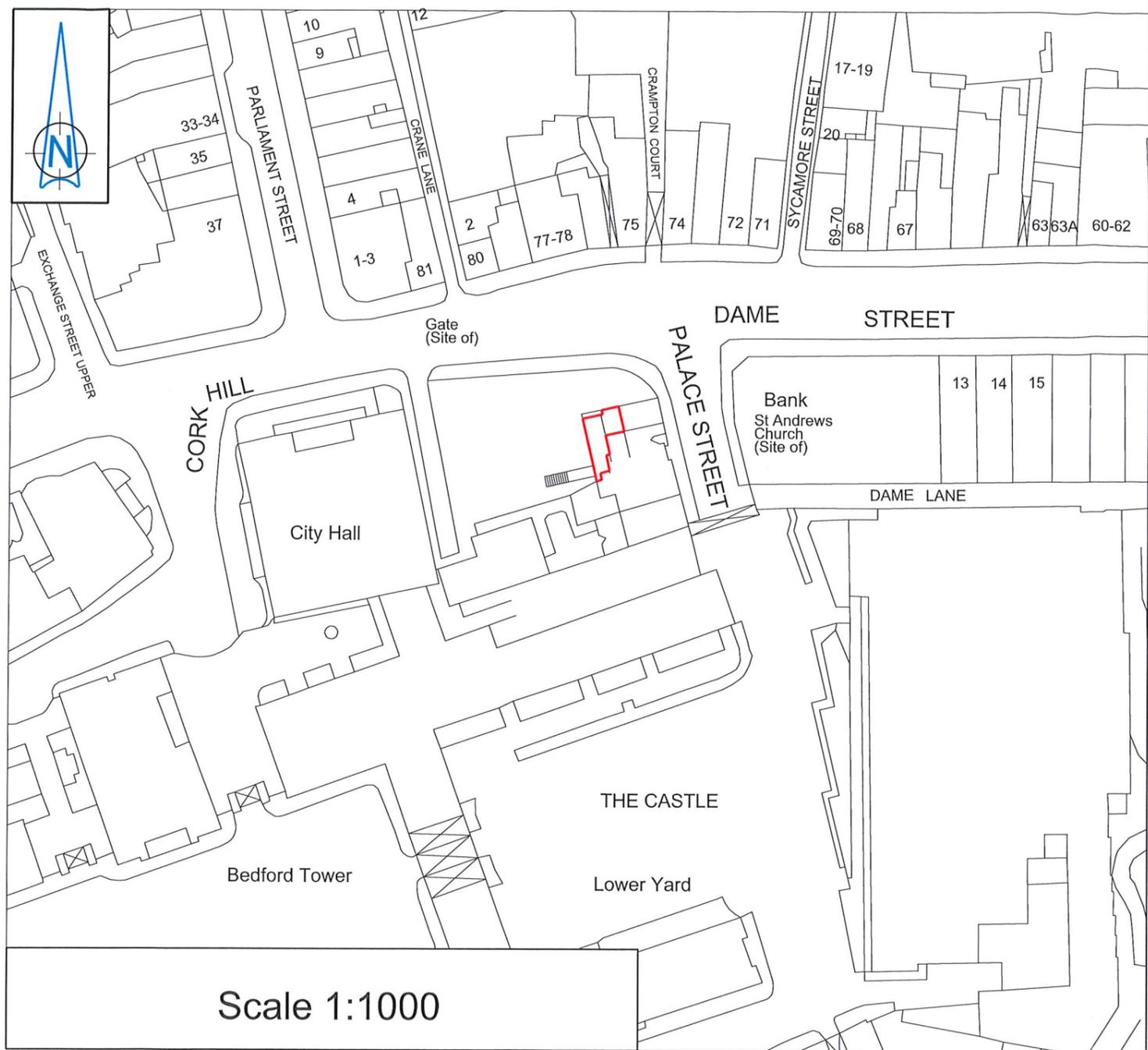
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

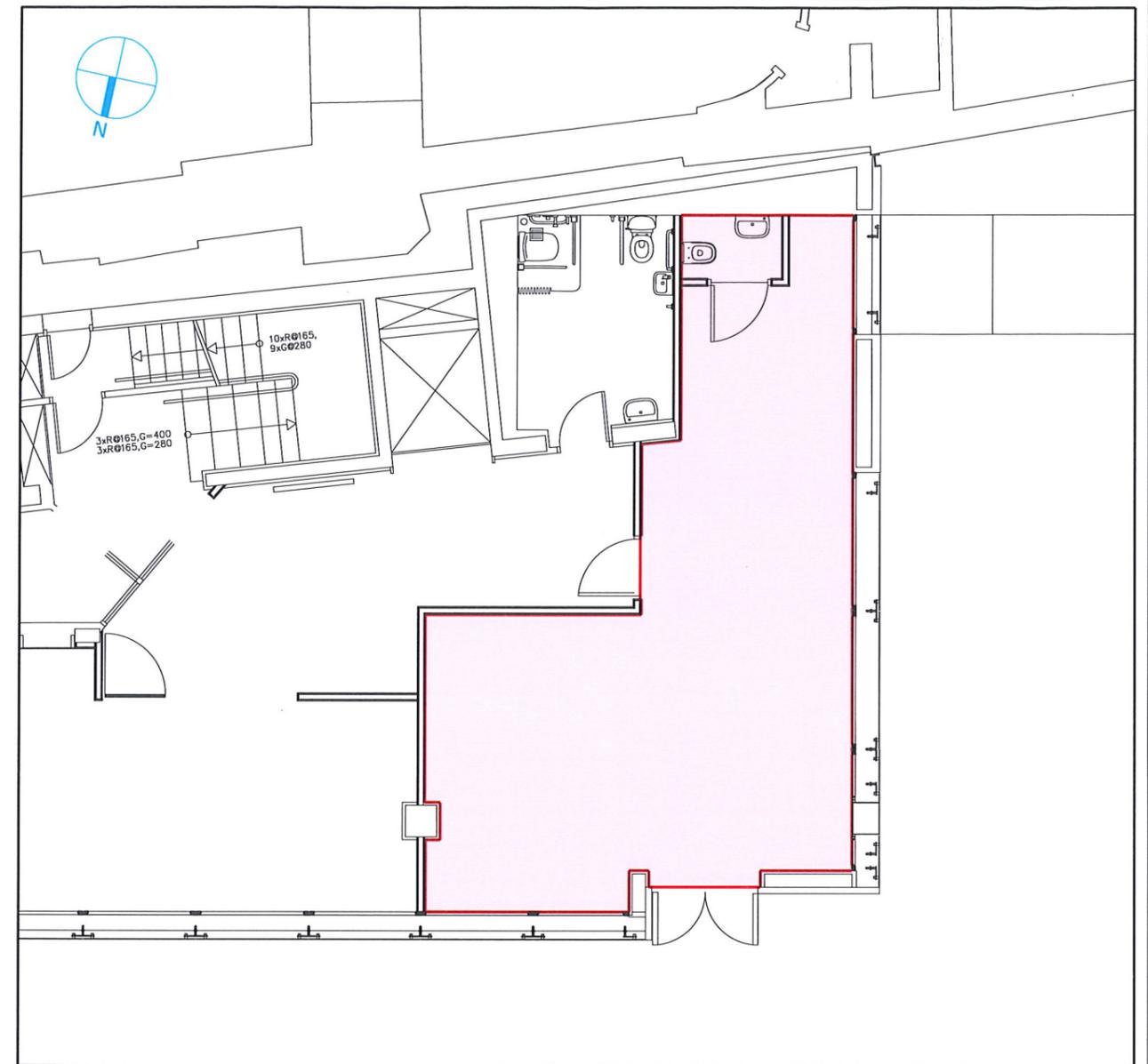
“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein”.

Dated this day 23rd March 2020

Paul Clegg
Executive Manager



Scale 1:1000



Scale 1:100

Barnardo Square, Palace Street / Dame Street

Dublin City Council to Fáilte Ireland

Grant of 10 year lease shown thus

50 SqM



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 3262-10	SCALE As Shown
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DATE 17-04-2019	SURVEYED / PRODUCED BY A-M Murphy
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Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

FILE NO	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2019-0234-0204- C3 - 001 - 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

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

INDEX No.
SM-2019-0234