

29<sup>th</sup> October 2020

**To: The Chairman and Members of  
North Central Area Committee**

Meeting: Monday 16<sup>th</sup> November 2020

Item No.

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**With reference to the proposed disposal of the Council's freehold interest in the property known as Units 1-3 Whitehall Works, 96A Drumcondra Road Upper located to the rear of 94A-104 Drumcondra Road Upper, Dublin 9**

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By way of Indenture of Lease dated 15<sup>th</sup> November 1916 a plot of land at Drumcondra Road Upper, Dublin 3 was demised by Dublin City Council to Joseph J. Flanagan for a term of 150 years from 25<sup>th</sup> March 1916 subject to a yearly rent of £29.00. This plot is shown coloured red on the attached Map Index No. SM-2017-0239.

By way of a further Indenture of Lease dated 22<sup>nd</sup> July 1927 an adjoining plot of land was demised by Dublin City Council to Joseph J. Flanagan for a term of 150 years from 29<sup>th</sup> September 1926 subject to a yearly rent of £50.00. This plot is shown coloured green on Map Index No. SM-2107-0239.

By way of various Assignments and ultimately by way of Assignment dated 21<sup>st</sup> September 1978 portions of the aforementioned leases were assigned to Glamis Investment Company Limited as shown hatched blue on Map Index No. SM-2017-0239 and shown more clearly outlined in red on Map Index No. SM-2017-0239-002.

Amoss Solicitors acting on behalf of Glamis Investment Company Limited has now applied to Dublin City Council to acquire the Council's fee simple interest. The Law Agent has confirmed that the lessee has a statutory entitlement to purchase of the freehold and accordingly, it is proposed to dispose of the Council's freehold interest in the property subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property known as Units 1-3 Whitehall Works, 96A Drumcondra Road Upper located to the rear of 94A-104 Drumcondra Road Upper, Dublin 9 as shown on Map Index No. SM-2017-0239-002.
2. That by way of various assignments and ultimately by way of Assignment dated 21<sup>st</sup> September 1978 the leasehold interest in the subject property as shown on Map Index No. SM-2017-0239-002 was assigned to Glamis Investment Company Limited.
3. That the purchase price for the fee simple interest shall be the sum of €10,000 (Ten thousand euro), plus VAT if applicable.
4. That the applicant shall pay any rent, rates and charges outstanding up to and including the date of sale.

5. That the applicant shall pay the City Councils professional Valuers fees of €1,000 plus VAT and the Councils legal costs plus VAT.
6. That the above disposal is subject to satisfactory proof of title.
7. That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

**Helen McNamara**  
**Senior Executive Officer.**