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**With reference to the proposed disposal of the Council's freehold interest in the property known as 1/1A Capel Street and 1A Lower Ormond Quay, Dublin 1.**

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Under Indenture of Lease dated 25<sup>th</sup> June 1979, Dublin City Council demised the premises known as 1/1A Capel Street and 1A Lower Ormond Quay to Jennie Walsh for a term of 99 years from the 16<sup>th</sup> April 1974 subject to an annual rent of €635. The current lease is held under Deed of Assignment by Danoj Developments Limited dated 19<sup>th</sup> April 2017.

The lessee has applied to acquire the Council's freehold interest in the premises and the Law Agent has confirmed that a statutory entitlement in accordance with the Landlord and Tenant (Ground Rents) No.2 Act 1978 exists.

Accordingly, it is proposed to dispose of the Council's freehold interest in the property 1/1A Capel Street and 1A Lower Ormond Quay to Danoj Developments Limited, subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

1. That Dublin City Council holds the Fee Simple Interest in the subject property known as 1/1A Capel Street and 1A Lower Ormond Quay, Dublin 1, which is shown outlined in red on the attached copy map index SM-2019-0991.
2. That the disposal price for the City Council's interest shall be the sum of €65,000 (sixty five thousand euro) plus VAT if applicable.
3. That the applicant shall pay any outstanding charges, rent, rates and taxes (if any) on the property, for which the applicant is liable, prior to completion of the transaction.
4. That the applicant shall pay the City Council's Valuer's fees of €1,500 plus VAT and the Council's legal costs plus VAT.
5. That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

The property to be disposed of formed part of the City Estate.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in her 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 9<sup>th</sup> February 2021.

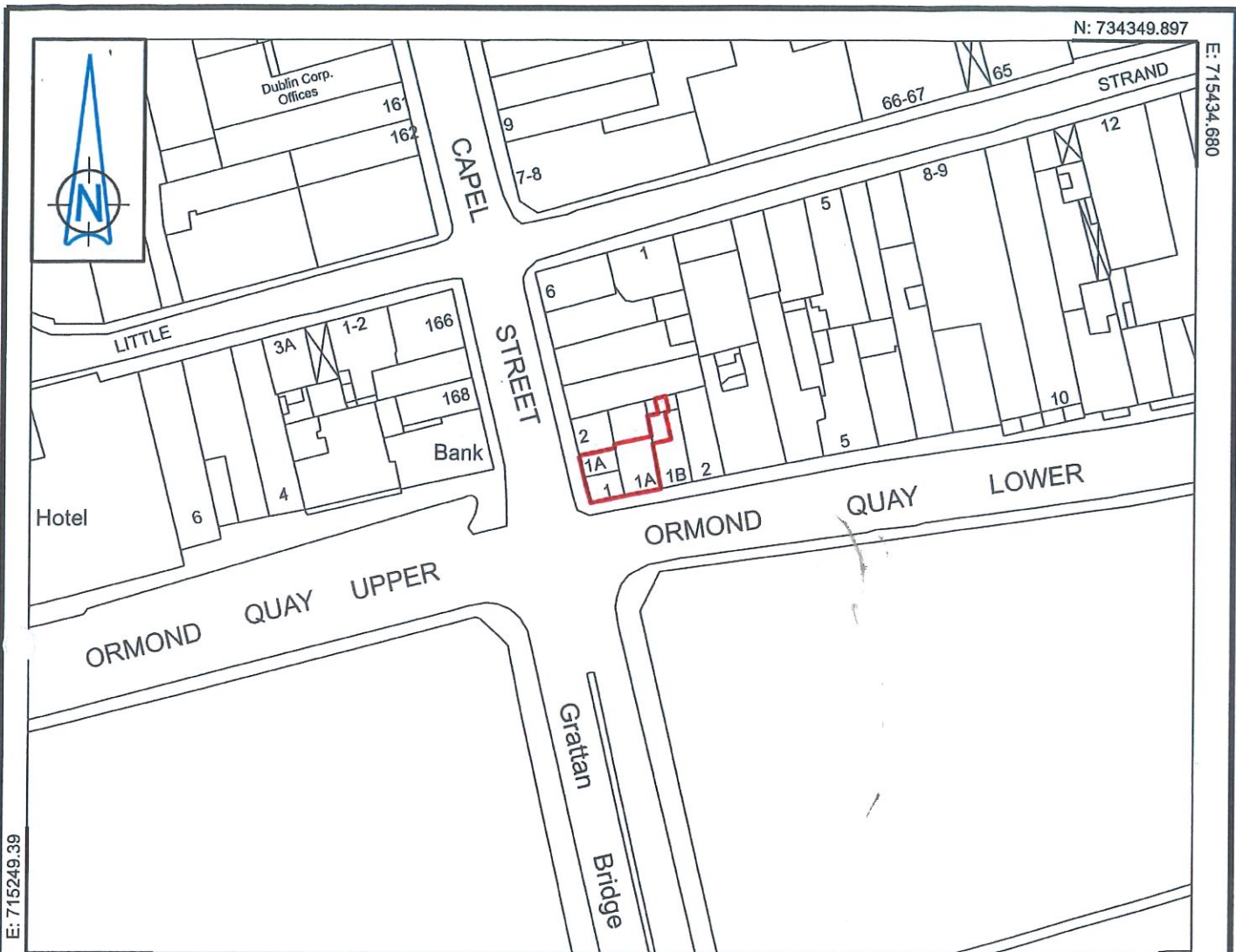
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

**Resolution to be adopted:**

That Dublin City Council notes the contents of Report No. 79/2021 and assents to the proposal outlined therein.

Dated this the 17<sup>th</sup> day of February 2021.

**Paul Clegg**  
**Executive Manager**



N: 734205.930

**CAPEL STREET - No. 1 & 1A , ORMOND QUAY LOWER - No. 1A**

Dublin City Council to Danjo Development 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

<b>O.S REF</b> 3263-10	<b>SCALE</b> 1:1000
<b>DATE</b> 28-08-2019	<b>SURVEYED / PRODUCED BY</b> L. Butler

<b>FILE NO</b>	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2019-0991-_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* 29/08/2019  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2019-0991**

**JOHN W. FLANAGAN**  
PhD CEng Eur Ing FIEI FICE  
**ACTING CITY ENGINEER**