



With reference to the proposed grant of lease of Workshop 1, Poppintree Neighbourhood Centre, Ballymun, Dublin 11 to Quinns Convenience Store Limited.

Quinns Convenience Store Limited currently holds leases in a number of retail Units at Poppintree Neighbourhood Centre and has also been granted successive licence agreements for storage purposes in Workshop 1 Poppintree Neighbourhood Centre. The last of these licence agreements terminated on the 31st November 2020.

The Chief Valuer has now agreed terms with Quinns Convenience Store Limited for the grant of a lease in Workshop 1 Poppintree Neighbourhood Centre, which is shown outlined red and coloured pink on Map Index No.SM-2013-0802, a copy of which is submitted with this report.

It is therefore proposed to grant a lease of Workshop 1 Poppintree Neighbourhood Centre, Ballymun, Dublin 11, subject to the following terms and conditions:

1. That the subject property comprises Workshop 1 located to the rear of Poppintree Neighbourhood Centre, Ballymun, Dublin 11 and which is shown outlined in red and shaded pink on attached copy map.
2. That the lease shall be for a term of five years from the 1 December 2020.
3. That the rent shall be €5,880 (five thousand eight hundred and eighty euro) per annum (plus VAT if applicable), payable quarterly in advance by standing order or electronic funds transfer.
4. That the subject property shall be used solely for storage purposes, during the hours of 8.30 am to 10 pm daily.
5. That the tenant shall be responsible for all outgoings associated with its use of the subject property including, inter alia, service charges, taxes, rates, utilities and waste disposal.
6. That the tenant shall be responsible for internally repairing and insuring the subject property.
7. That the tenant shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
8. That the tenant shall not assign or sublet without the prior written consent of the Landlord.

9. That the tenant shall not carry out any structural alterations or erect any external signage without the prior written consent from the Landlord.
10. That the tenant shall leave the property clean and cleared to the satisfaction of Dublin City Council upon termination of this lease.
11. That the tenant shall ensure that the rear access gate, without hindrance to the business activities of other tenants in Poppintree Lane, is secured and locked by 7pm.seven days a week.
12. That the tenant shall not at any time obstruct Poppintree Lane. If this clause is breached at any time by the tenant, Dublin City Council reserves the right to terminate this agreement and take back possession of the unit, upon 10 (ten) working days prior written notice.
13. That the tenant shall sign a Renunciation of Rights to a New Tenancy.
14. That the tenant shall be responsible for the payment of any Stamp Duty and VAT liability that may arise on the creation of this lease.
15. That each party shall be responsible for their own fees and costs incurred in this matter.

The site to be disposed of was acquired in fee simple from Richard Warner Wilkinson in 15/02/1965

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

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

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

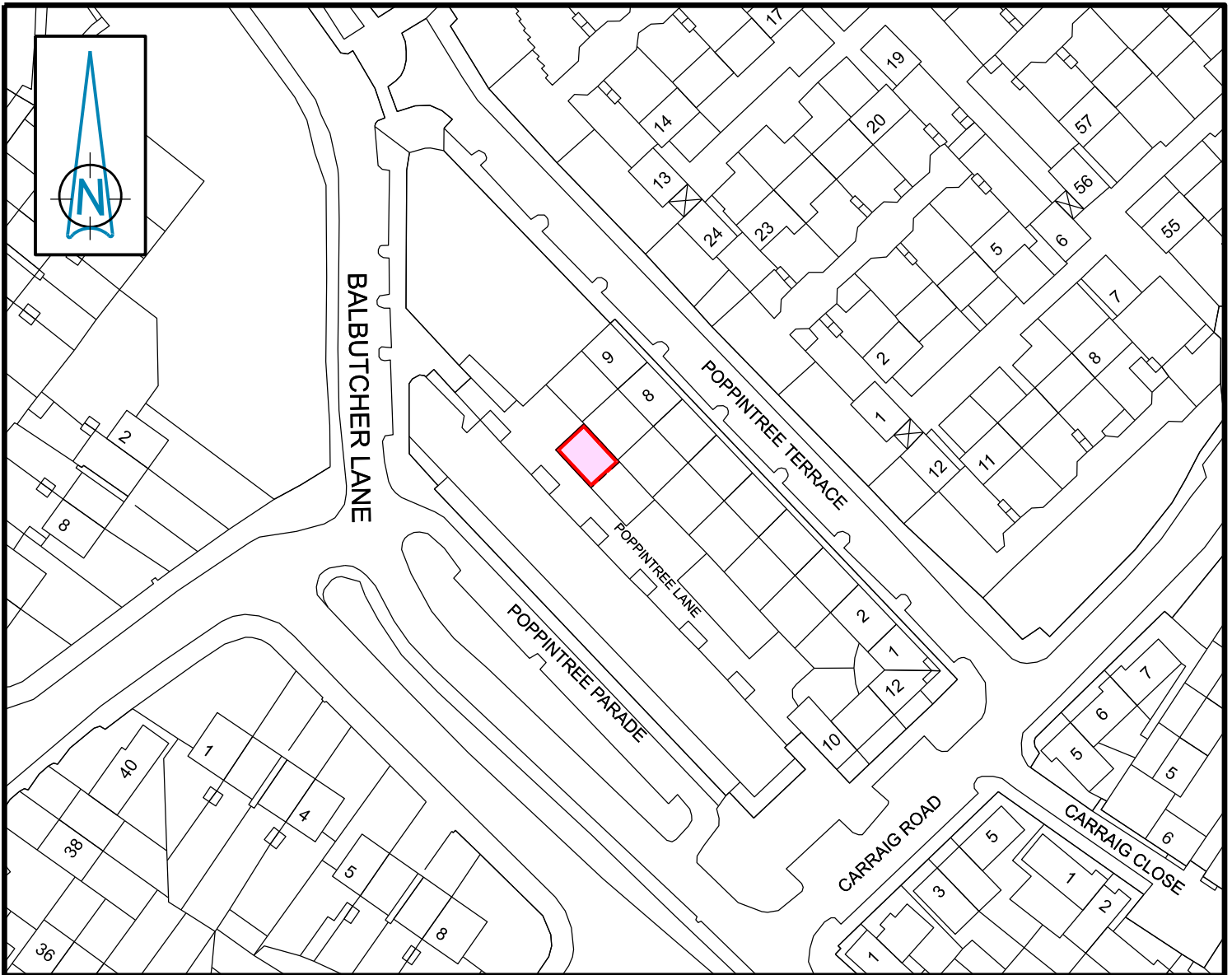
This proposal was approved by the North West Area Committee at its meeting on 20th April 2021.

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 Report No. 144/2021 and assents to the proposals outlined therein.

Paul Clegg
Executive Manager
27th April 2021



POPPINTREE PARADE - Workshop 1

Map for Council



Dublin City Council
Comhairle Cathrach Baile Átha Cliath

SURVEY AND MAPPING DIVISION
Rannán Suirbhéireachta agus Léarscailithe
ENVIRONMENT AND ENGINEERING DEPARTMENT
An Roinn Comhshaoil agus Innealtóireachta

O.S REF 3131-09	SCALE 1:1000
DATE 14-04-2021	SURVEYED / PRODUCED BY T. Curran

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2013-0802- 0204- C5 - 001 - B.dgn			

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

MICHAEL PHILLIPS
CITY ENGINEER

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

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