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**With reference to the proposed grant of a lease of 19 Manor Street, Dublin 7.**

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Under Indenture of Lease the premises at 19 Manor Street, Dublin 7 as shown outlined on Map Index PD2007-0279 was demised by Dublin City Council to the North West Inner City Development Project t/a An Síol for a period of 5 years from 1<sup>st</sup> January 2014, subject to an annual rent of €33,500 per annum but abated to €5,200 per annum provided the premises is used for community development services. The lease expired on 31<sup>st</sup> December 2018.

It is now proposed to grant a further lease to North West Inner City Development Project t/a An Síol, subject to the terms and conditions which are set out below:

- 1.) The term of the lease shall be for a period of 7 years, from 1<sup>st</sup> January 2019, for the use of the property shown outlined on the attached Map Index SM2020-0396.
- 2.) The rent shall be €33,500 (thirty three thousand, five hundred euro) per annum, plus VAT if applicable.
- 3.) The rent shall be abated to €5,200 (five thousand, two hundred euro) per annum, plus VAT if applicable, provided the property is used for the provision of community development services only.
- 4.) The lessee shall be responsible for all outgoing rates, charges, fees and refuse charges that may become payable on the subject property during the term of the lease.
- 5.) The lessee shall be prohibited from erecting any mast, hoarding or signage on the property without prior written consent of the Council.
- 6.) The lessee shall not assign, grant any sub interests, sub-divide, alienate or part with the possession of the subject property during the term of the lease.
- 7.) That in the event of the lessee failing to comply with any of the terms and conditions herein contained, the Council may revoke the lease by giving the lessee one month's notice in writing.
- 8.) The lessee must sign a Deed of Renunciation prior to the signing of contracts.
- 9.) That at expiration or sooner determination of the lease, the lessee shall return the property to the Council in a clean and tidy state.
- 10.) This proposal shall be subject to any other such terms and conditions as deemed appropriate by Dublin City Council's Law Agent.
- 11.) Each party shall be responsible for their own legal costs in this matter.

The property to be disposed of was acquired from Gerard and Margaret McElhinney.

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 13<sup>th</sup> July 2021.

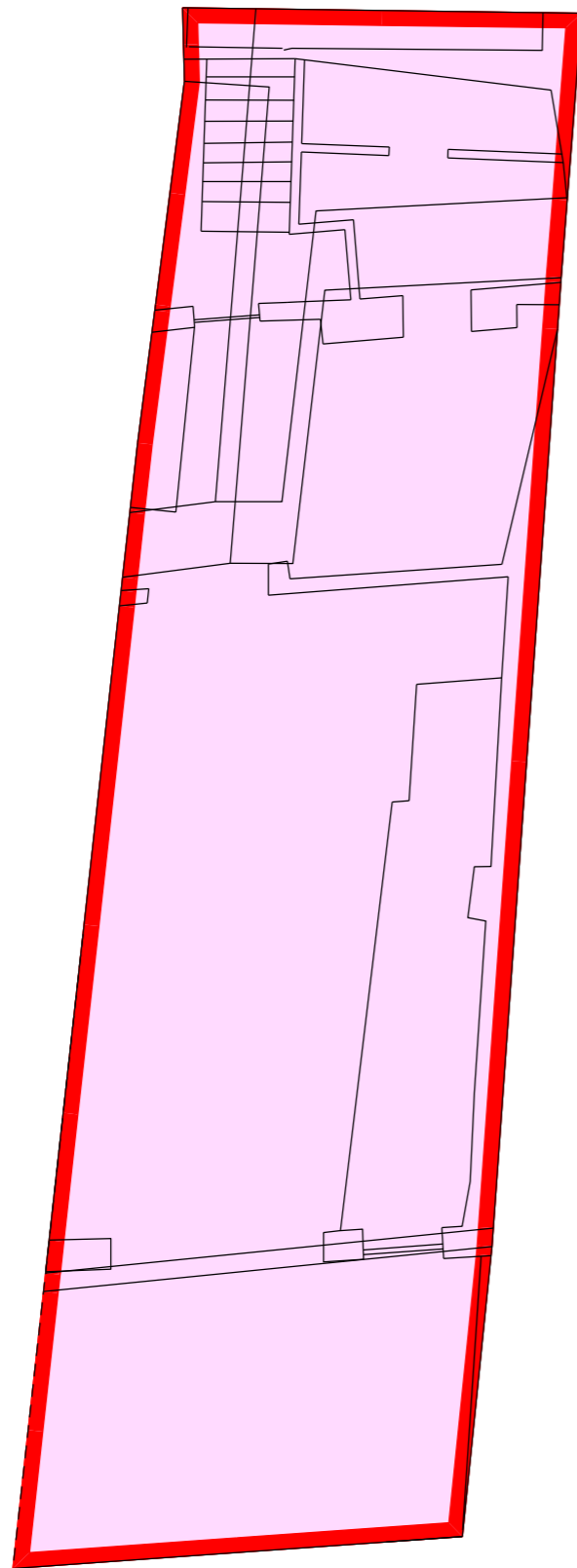
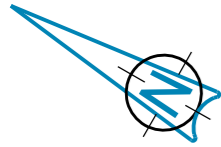
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

**Resolution:**

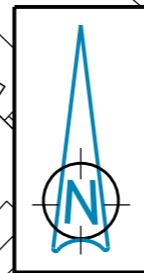
That Dublin City Council notes the contents of Report No. 249/2021 and assents to the proposal outlined therein.

Dated this the 16th day of August 2021.

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



MANOR STREET - No. 19



### MANOR STREET - No. 19

#### Grant of Lease

Dublin City Council to North West Inner City Development Project t/a An Siol



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**  
3263-03, -04

**SCALE**  
1:1000 & 1:100

**DATE**  
24-08-2020

**SURVEYED /  
PRODUCED BY**  
D.White

**FILE NO** F:\SM-2020-0396 - 001 - A.dgn

INDEX No DWG No REV

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-2020-0396**