



**With Reference to the Proposed Grant of a Further Lease, 2nd and 3rd Floors ,
17 Wicklow Street, Dublin 2**

Under Indenture of lease dated 21th July 1999, the 2nd and 3rd Floors of 17 Wicklow Street, Dublin 2 as shown outlined in yellow on Map Index SM 2021-0349 was demised by Dublin City Council to William and Margaret O' Regan for a term of 10 years from the 25th March 1991. The Current Lessee is Mrs Margaret O' Regan.

The Lessee has requested to renew the lease for a further 10 years and the Law Agent had previously advised that the Lessee was entitled to renew the lease thereof under the Landlord and Tenant (Amendment) Act 1980.

Accordingly it is now proposed to grant a further lease to Mrs Margaret O' Regan of the 2nd and 3rd floors, 17 Wicklow Street, Dublin 2 as shown outlined in yellow on Map Index SM 2021-0349 subject to all the terms agreed as per the preceding lease including as follows:

1. That the lease shall be for a term of 10 years from the 25th March 2021 at a concessionary rent of €1061.88 per annum for so long as the lessee holds the leasehold interest in the premises and no other person resides in the demised premises. There shall be a rent review on 25th March 2026 on the basis of changes in the Consumer Price Index.
2. That the parties hereby agree that the lease shall revert back to Dublin City Council on the death of the tenant before expiry of the lease on the 24th March 2031.
3. That each party shall be responsible for its' own fees in this matter.
4. That the lease shall be subject to any other terms and conditions deemed appropriate by the Council's Law Agent.

The proposed property to be leased is 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 South East Area Committee at its meeting on the 13th December 2021.

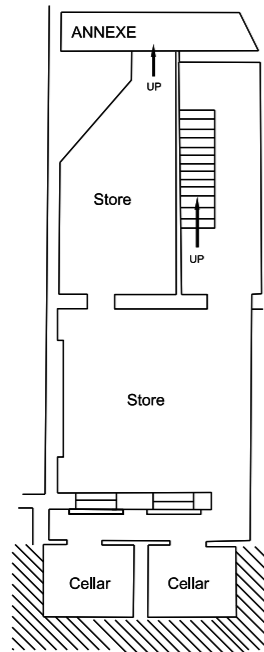
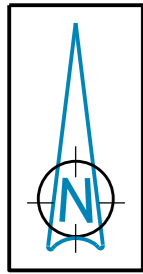
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution:

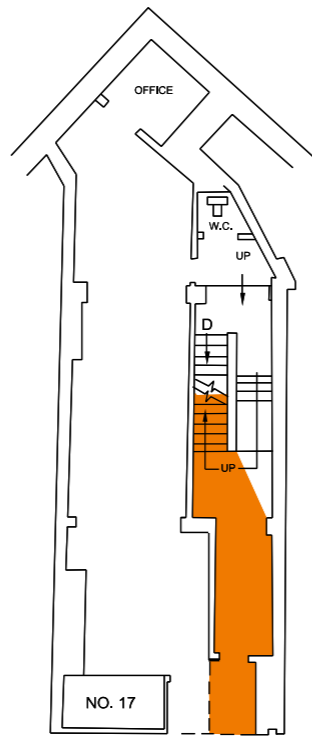
That Dublin City Council notes the contents of Report No. 26/2022 and hereby approves the contents therein.

Dated this the 16th day of December 2021.

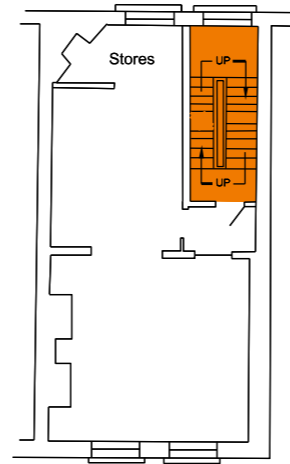
Paul Clegg
Executive Manager



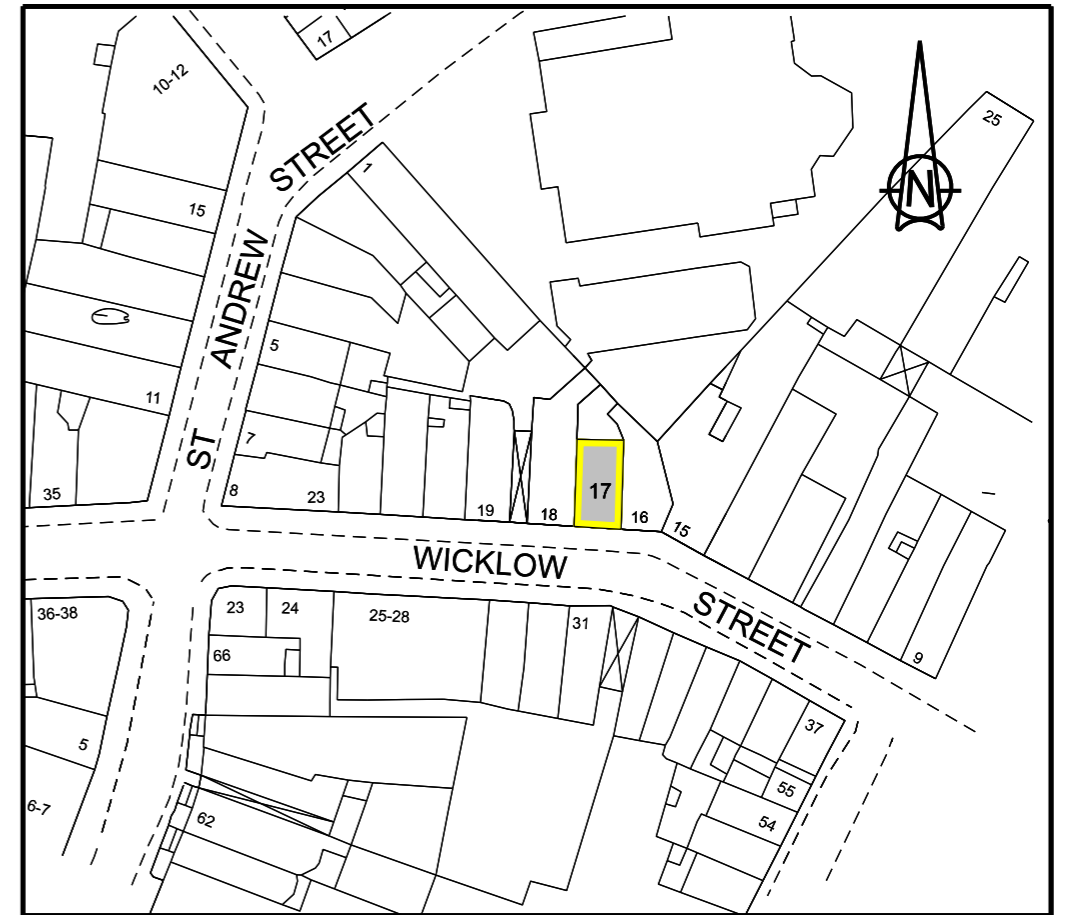
BASEMENT



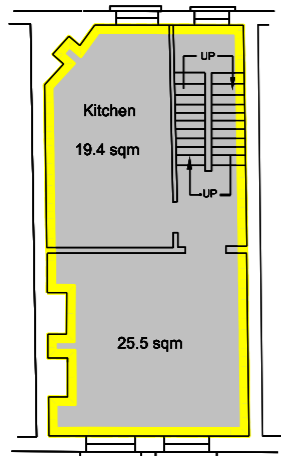
GROUND FLOOR PLAN
WICKLOW STREET



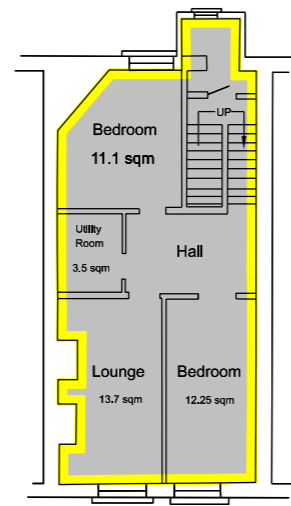
FIRST FLOOR PLAN



Location Map Scale 1 - 1000
Part of O.S. sheet 3263-10



SECOND FLOOR PLAN



THIRD FLOOR PLAN

WICKLOW STREET ~ PREMISES NO. 17 (Part of) Dublin City Council to Margaret O'Regan

Grant of lease for 2nd and 3rd floors

NOTE : Right of way to Margaret O'Regan shown coloured yellow



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
3263-10

SCALE
1:1000

INDEX No | DWG No | REV
FILE NO F:\SM-2021-0349 - 001 - B.dgn

DATE
30-06-2021

SURVEYED /
PRODUCED BY
P.K / R. OSHEA

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

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DUBLIN CITY COUNCIL

INDEX No.
SM-2021-0349