

Planning and Development Department
28/8/2024

Grant of a lease of Units 1 and 2, The Turnpike, Santry Cross, Dublin 11.

It is proposed to grant a 3-year lease of units 1 and 2, The Turnpike, Santry Cross, Dublin 11, to Hair Together CLG. They are a social enterprise that originated in Ballymun providing activities promoting well-being with the creative experience of hairstyling and barbering. Their primary focus is on helping young people and adults who face significant barriers to employment and education. Hair Together CLG will operate Unit 1 as a commercial hair salon while Unit 2 will operate as a hair salon training academy.

The Chief Valuer has reported that agreement has now been reached with Hair Together CLG for the granting of a 3-year lease, subject to the following terms and conditions which he considers fair and reasonable:

1. The subject property comprises two amalgamated ground floor office Units 1 & 2, The Turnpike, Santry Cross, Dublin 11 as shown outlined in red on the attached map index number SM-2024-0226.
2. The Owners' Management Company (OMC) has currently allocated two car parking spaces to the property. The use of the car parking spaces is subject to the rules and regulations as determined by the OMC. The car parking numbers are currently 89 & 90.
3. Dublin City Council shall grant a three year lease permitting hair salon and salon training use to Hair Together CLG, commencing as soon as practically possible in 2024/2025, subject to receipt of planning permission for the proposed use by Hair Together CLG.
4. The property shall be demised in its current condition as fully fitted office units.
5. The Lessee shall carry out all development/ fit-out works at their own cost, in accordance with planning permission and all other statutory consents. The plans and specifications must be agreed in writing with the Council's Architect prior to the commencement of the works.
6. The Lessee shall ensure that its use and occupation of the property shall comply with all necessary statutory consents and approvals.
7. The lease shall be on an internal repair and insuring basis and the Lessee shall be responsible for the maintenance of all windows and shutters.
8. The Lessee shall pay an abated rent of €14,000 (fourteen thousand euro) per annum (VAT not applicable) payable quarterly in advance by standing order or electronic funds transfer, provided Unit 2 is used by the Lessee for hair salon training use only.
9. The first five months of the lease shall be rent free and the Lessee shall pay a security deposit of €5,000 (five thousand euro) prior to lease commencement. The security deposit shall be retained as long as the tenant is in occupation.
10. A break option in favour of the Lessee shall be granted at the end of year two at no cost or penalty. Written notice of intention to operate the break option must be given not less than six months prior to the break option date.

11. The Lessee shall be responsible for the payment of rates, service charges, utilities, building insurance, waste collection, taxes and all other charges for the demised property.
12. The Lessee shall be responsible for fully insuring the property and shall indemnify the Lessor against any and all claims arising from its use of the property. The Lessee shall take out and produce Public Liability Insurance to the sum of €6.5million and Employer Liability Insurance in the sum of €13 million for any incident with an insurance company authorised by the Central Bank of Ireland to operate in the Republic of Ireland and the policy shall indemnify the Council against all liability as owner of the property.
13. This lease is strictly personal to the Lessee and the Lessee shall not assign or sublet the demise.
14. The Lessee shall not carry out any structural alterations or erect any external signage without the prior written consent of the Lessor.
15. The Lessee shall respect the right to quiet enjoyment of the adjoining residential units located in the Turnpike Development.
16. The Lessee shall sign a Deed of Renunciation prior to the commencement of the lease.
17. A photographic survey and schedule of condition shall be carried out by the Lessor and will be appended to the lease.
18. Each party shall be responsible for their own fees and costs incurred in this matter.

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

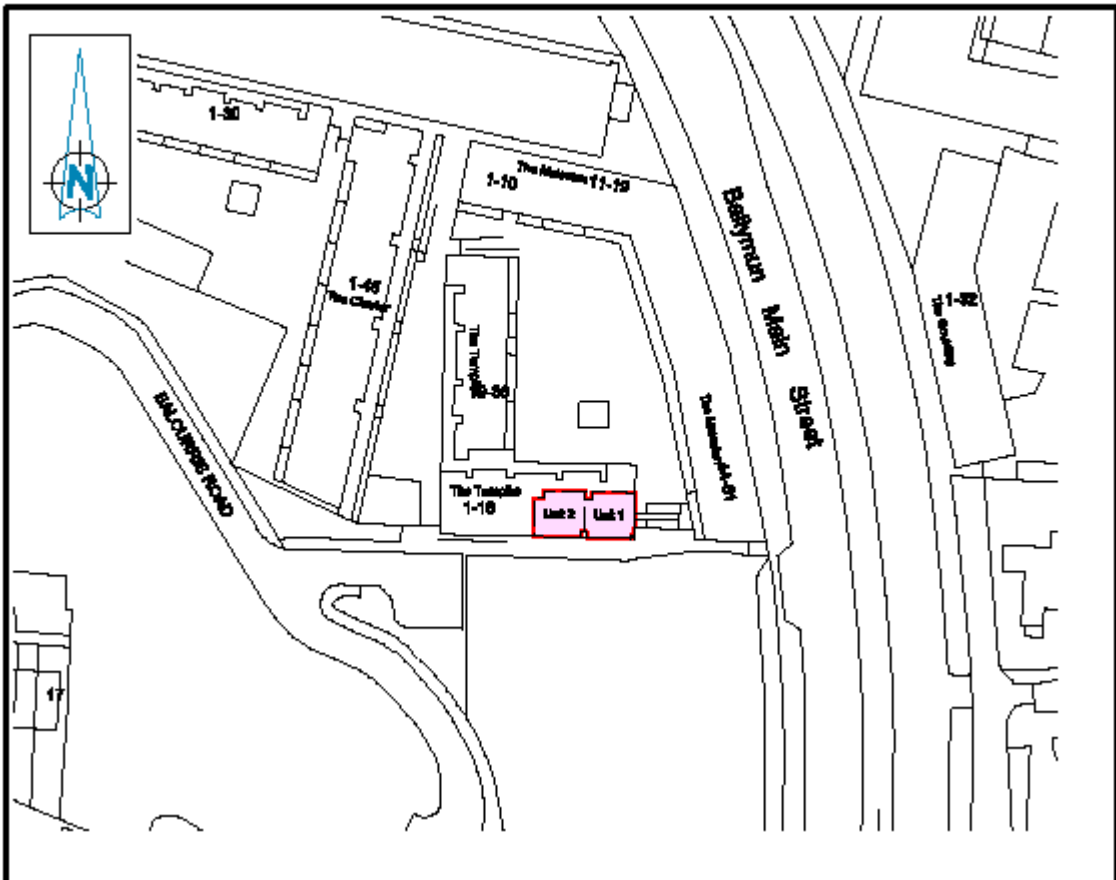
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Maire Igoe

Date:05/09/2024

Máire Igoe

Acting Executive Manager



THE TURNPIKE, SANTRY CROSS, DUBLIN 11 - Units 1 and 2

Dublin City Council to Hair Together CLG

Grant of a Lease

AREA: 138 Sq. metres approx.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

**An Roinn Comhshaol agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe**
Environment and Transportation Department
Survey and Mapping Division

O.S REF
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SCALE
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INDEX No

DATE

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FILE NO F:ISM-2024-0228-001 - B.dgn

DATE
30-07-2024

**SURVEYED /
PRODUCED BY**
PWoGlen

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

INDEX No.

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CITY ENGINEER

APPROVED
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ACTIVE MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

SM-2024-0228

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