



**With reference to the proposed grant of three year sublease in Unit 3 Killarney Court,
Buckingham Street Lower, Dublin 1.**

The property known as Unit 3 Killarney Court, Dublin 1 is held by Dublin City Council under an Indenture of Lease from Clúid Housing Association for a term of 999 years from 1st January 2003.

By way of Agreement dated 17th August 2017 the property which is more particularly shown on Map Index No. SM2010-0464, was let by Dublin City Council to the Inter-Agency Drugs Project Limited (on behalf of the Community Policing Forum) for a term of 3 years from the 1st January 2016.

This letting expired on 31st December 2018 and it is proposed to grant a further letting of Unit 3, Killarney Court, Buckingham Street Upper, Dublin 1 to the Inter-Agency Drugs Project Designated Activity Company Limited (on behalf of the Community Policing Forum), subject to the following terms and conditions.

1. That the letting shall be for a period of 3-years with a commencement date of the 1st January 2019.
2. That the letting shall be on a full repairing and insuring basis at a rent of €8,000 (eight thousand euro) per annum abated to €4,800 for the first year and €5,500 per annum thereafter exclusive of all outgoings.
3. That the rent shall be payable quarterly in advance by direct debit mandate.
4. That the tenant shall be required to sign a Deed of Renunciation whereby any entitlement to a new tenancy which may be acquired under the provisions of landlord and tenant legislation is renounced.
5. That the tenant shall be responsible for utilities and all charges applicable to the unit including taxes, service charges etc.
6. That the tenant shall not assign or sublet the premises.
7. That the tenant shall be responsible for fully insuring the premises and that the insurance policy shall be to the satisfaction of the Council.
8. That the tenant shall keep the premises in good condition and repair during the term of the letting.
9. On termination of the letting, the tenant shall at its own expense remove all materials not belonging to the Council and shall leave the property clean and cleared to the satisfaction of the Council.

The premises was acquired from Cluid Housing Association.

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in his 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 9th April 2019.

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

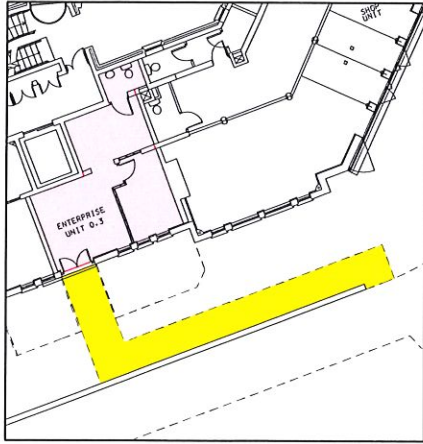
Resolution to be adopted:

That Dublin City Council notes the contents of Report No. 167/2019 and assents to the proposal outlined therein.

P. Clegg
Executive Manager

Dated 15th day of April 2019.

NOTE: Columns, Vents etc. outlined in red are excluded from disposal



ENTERPRISE UNIT 3
(Ground Floor)
AREA = 40.4 sq m
Scale: 1:250

ENTERPRISE UNIT 3

KILLARNEY COURT, BUCKINGHAM STREET UPPER

DUBLIN CITY COUNCIL TO INTER-AGENCY DRUGS

PROJECT DESIGNATED ACTIVITY CO LTD

(ON BEHALF OF THE COMMUNITY POLICING FORUM)

GRANT OF SUB-LEASE

Right of Way over paved area shown coloured yellow

DUBLIN CITY COUNCIL
Comhairle Cathrach Bhaile Átha Cliath

ENGINEERING DEPARTMENT
An Roinn Innealtóireachta

SURVEY AND MAPPING SECTION
An Rannóg Suirbhíreacht & Léarscáilithe



J. FLANNAGAN
CITY ENGINEER

SURVEYED /
MADE BY
DATE
ST

Revisions :

Date	By	Description
09.08.10	TUC	AMENDMENT OF LEASE DESCRIPTION
03.05.13	TUC	AMENDMENT TO COMMENCEMENT DATE
21.03.19	TUC	AMENDMENT TO LEASE DESCRIPTION

O.S. REF. 3198_31 E3116589.000m N332247.000m

INDEX No.

SCALE
1:1000
&
1:250
CODE C3

SM2010-0464

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LOCATION MAP, SCALE - 1:1000

