



With reference to the proposed disposal of the Council's freehold interest in the property known as 12 Wicklow Street, Dublin 2.

Under Indenture of Lease dated 14th March 1913 between The Right Honourable The Lord Mayor Alderman and Burgesses of Dublin and Leah Rosenberg, Sarah Rosenberg and Annie Rosenberg, the premises known as 12 Wicklow Street was leased for a term of 150 years from 25th March 1913 for a yearly rent of £43 2d 6p thereby reserved. The current passing rent is €54.76 per annum. The current assignees to the lease Polyfoto Limited has applied to Dublin City Council to acquire the Council's fee simple interest in the property.

The Law Department has confirmed that the lessee has a statutory entitlement to purchase of the freehold in this property in accordance with the Landlord and Tenant (Ground Rents) No.2 Act 1978. Accordingly, it is proposed to dispose of the Council's freehold interest in the property 12 Wicklow Street, Dublin 2 to Polyfoto Limited, subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property at 12 Wicklow Street which is shown outlined in red on the attached copy map index number SM-2020-0270.
2. That the property known as 12 Wicklow Street is currently held under Indenture of a Lease dated 14th March 1913 between The Right Honourable The Lord Mayor Alderman and Burgesses of Dublin and Leah Rosenberg, Sarah Rosenberg and Annie Rosenberg, for a term of 150 years from 25th March 1913 for a yearly rent of £43 2d 6p thereby reserved and that the applicant, Polyfoto Limited, currently holds the property under Deed of Assignment dated 28th December, 1989.
3. That the disposal price for the City Council's interest shall be the sum of €18,000 (eighteen thousand euro), plus VAT if applicable.
4. That the applicant is statutorily entitled to purchase the Fee Simple Interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
5. That the applicant shall pay the City Council's Valuer's fees of €800 plus VAT and legal costs of transfer plus VAT.
6. That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

The property proposed to be disposed of is City Estate property (AR863).

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 South East Area Committee at its meeting on the 8th June 2020.

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

Resolution:

“That Dublin City Council notes the contents of Report No. 203/2020 and assents to the proposal outlined therein.”

Paul Clegg
Executive Manager

Dated: 19th June 2020.



N: 733871.166

WICKLOW STREET - No. 12

Dublin City Council to Polyfoto Limited

Disposal of Fee Simple



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

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SCALE

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INDEX No

DWG No

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DATE

21-05-2020

SURVEYED /
PRODUCED BY

T. Curran

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

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ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2020-0270

Dr JOHN W. FLANAGAN

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CITY ENGINEER