

9th November 2020

**To: The Chairperson and Members of
Central Area Committee**

Meeting: 8th December 2020

With reference to the proposed disposal of the Council's freehold interest in the property known as 153 North Circular Road, Dublin 7 (Adelphi House).

By way of Indenture of Lease dated 7 September 1903 between The Right Honourable the Lord Mayor Aldermen and Burgesses of Dublin and Patrick Monks the premises known as 153 North Circular Road (Adelphi House) was demised for a term of 150 years from 25 March 1902 at the yearly rent of €17.25. The property is shown outlined on the attached Map Index SM2020-0384.

By way of various assignments the property is now held by the Health Services Executive (HSE) and its title is registered with the Property Registration Authority on Folio 40720L.

Byrne Wallace Solicitors acting on behalf of the HSE have applied to Dublin City Council to acquire the Council's fee simple interest. The Law Agent has confirmed that the lessee has a statutory entitlement to purchase the freehold and accordingly, it is proposed to dispose of the Council's freehold interest in the property subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property.
2. That the property is currently held under Indenture of a Lease dated 7th September 1903 to Patrick Monks for a term of 150 years, effective 25th March 1902 subject to a yearly rent of €17.25 and that the Health Service Executive, currently holds the property under Deed of Assignment.
3. That the disposal price for the City Council's interest shall be the sum of €15,000 (fifteen 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 €1,500 (one thousand and five hundred euro) 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.

Paul Clegg
Executive Manager