

1st April 2021

**To: The Chairman and Members of
North Central Area Committee**

Meeting: 19th April 2021

Item No.

With reference to the proposed disposal of the Council's fee simple interest in the premises known as No. 190 Upper Drumcondra Road, Dublin 9.

Under Indenture of Lease dated 12th November 1928, the Corporation demised unto the Dublin Commercial Public Utility Society a parcel of land described therein to hold the said lands unto the lessors from the 25th day of March 1928 for a term of 150 years. R&G Administration Limited hold the leasehold interest in the premises known as 190 Drumcondra Road and as shown outlined in red on Map Index SM-2021-123.

Vincent Shannon of Shannons Solicitors acting on behalf of the current lessee, R&G Administration Limited, applied to the County Registrar to acquire the freehold in the premises and an Order issued directing that the Council dispose of its interest to the applicant on payment of the sum of €15,000. Award of the County Registrar for Dublin dated 14th January 2021 refers (2020/GR012).

Accordingly it is proposed to dispose of the Council's fee simple interest in the premises No. 190 Upper Drumcondra Road, Dublin 9 subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property.
2. That the disposal price shall be the sum of €15,000 (fifteen thousand euro), plus VAT if applicable.
3. That the applicant shall pay any charges which they are liable for under relevant legislation and shall clear all outstanding rent, rates and taxes (if any) on the property prior to completion of sale.
4. That the above proposal is subject to satisfactory proof of title.
5. That the applicant shall pay the City Council's legal costs of transfer plus VAT.
6. That Dublin City Council shall transfer unencumbered freehold title of the lands.
7. 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