

**The Chairman and Members of
North West Area Committee.**

Meeting: 20th April 2021

Item No: 13

With reference to the proposed grant of 5 year lease of Workshop 1, Poppintree Neighbourhood Centre, Poppintree Parade, Ballymun, Dublin 11 to Quinns Convenience Store Limited.

Quinns Convenience Store Limited currently holds leases in a number of retail units at Poppintree Neighbourhood Centre and has also been granted successive licence agreements for storage purposes in Workshop 1 Poppintree Neighbourhood Centre. The last was a lease agreement of 5 years, which terminated on the 31st November 2020.

The Chief Valuer has now agreed terms with Quinns Convenience Store Limited for the grant of a lease in Workshop 1 Poppintree Neighbourhood Centre, which is shown outlined red and coloured pink on Map Index No.SM-2013-0802, a copy of which is submitted with this report.

It is therefore proposed to grant a lease of Workshop 1 Poppintree Neighbourhood Centre, Ballymun, Dublin 11, subject to the following terms and conditions:

1. That the subject property comprises Workshop 1 located to the rear of Poppintree Neighbourhood Centre, Ballymun, Dublin 11 and which is shown outlined in red and shaded pink on attached copy map.
2. That the lease shall be for a term of five years from the 1 December 2020.
3. That the rent shall be €5,880 (five thousand eight hundred and eighty euro) per annum (plus VAT if applicable), payable quarterly in advance by standing order or electronic funds transfer.
4. That the subject property shall be used solely for storage purposes, during the hours of 8.30 am to 10 pm daily.
5. That the tenant shall be responsible for all outgoings associated with its use of the subject property including, inter alia, service charges, taxes, rates, utilities and waste disposal.
6. That the tenant shall be responsible for internally repairing and insuring the subject property.
7. That the tenant shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property.

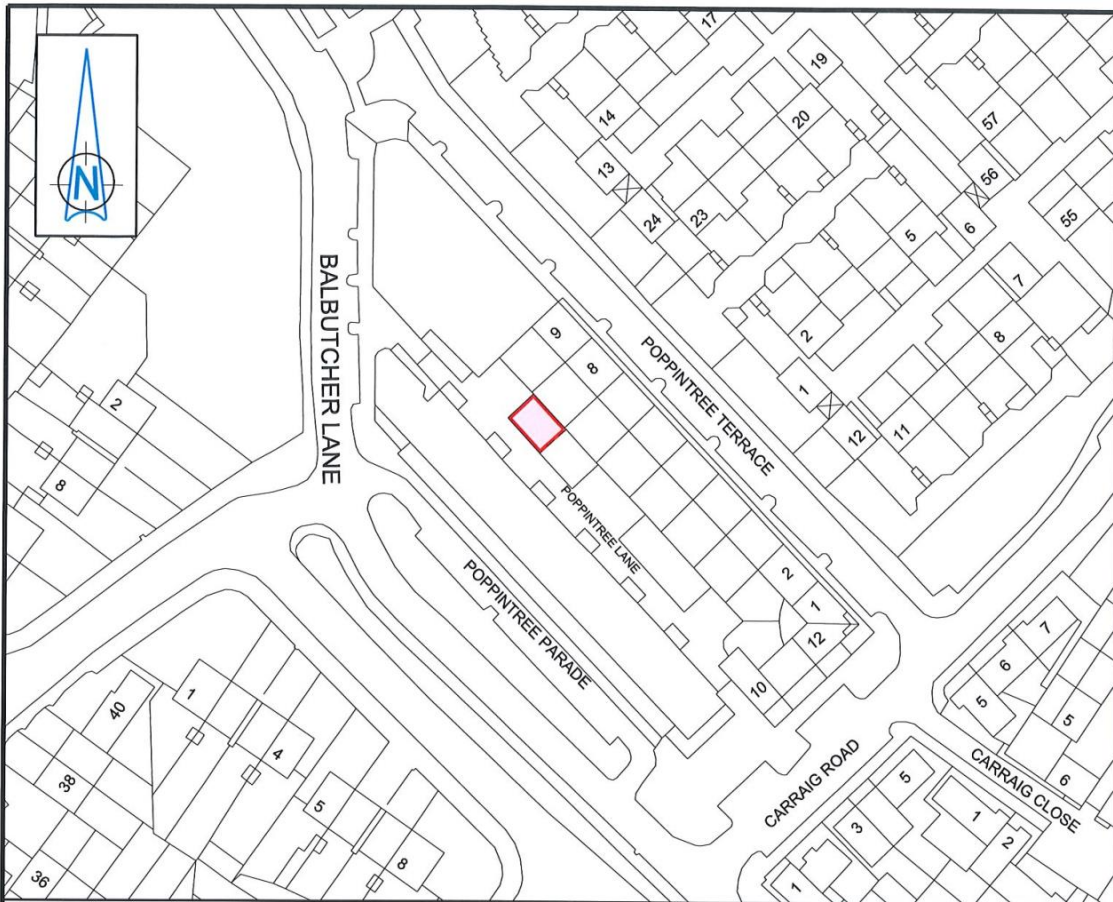
Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.

8. That the tenant shall not assign or sublet without the prior written consent of the Landlord.
9. That the tenant shall not carry out any structural alterations or erect any external signage without the prior written consent from the Landlord.
10. That the tenant shall leave the property clean and cleared to the satisfaction of Dublin City Council upon termination of this lease.
11. That the tenant shall ensure that the rear access gate, without hindrance to the business activities of other tenants in Poppintree Lane, is secured and locked by 7pm.seven days a week.
12. That the tenant shall not at any time obstruct Poppintree Lane. If this clause is breached at any time by the tenant, Dublin City Council reserves the right to terminate this agreement and take back possession of the unit, upon 10 (ten) working days prior written notice.
13. That the tenant shall sign a Renunciation of Rights to a New Tenancy.
14. That the tenant shall be responsible for the payment of any Stamp Duty and VAT liability that may arise on the creation of this lease.
15. That each party shall be responsible for their own fees and costs incurred in this matter.
16. That the lease will be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

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

Paul Clegg
Executive Manager



POPPINTREE PARADE - Workshop 1

Map for Information

Quinn's Convenience Store Ltd.



Dublin City Council
Comhairle Cathrach Baile Átha Cliath

SURVEY AND MAPPING DIVISION
Rannán Suirbhéireachta agus Léarscailithe
ENVIRONMENT AND ENGINEERING DEPARTMENT
An Roinn Comhshaoil agus Innealtóireachta

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MICHAEL PHILLIPS CITY ENGINEER		<small>THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE</small> SURVEY, MAPPING AND RELATED RESEARCH APPROVED APPROVED _____ THOMAS CURRAN <small>ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL</small>				INDEX No. SM-2013-0802

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