

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

**Planning and Property  
Development Department**

**Meeting: 21<sup>st</sup> September 2021**

**Item No: 8**

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**With reference to the proposed grant of a 3-year lease of Unit 4, Coultury Neighbourhood Centre, New Coultury Road, Ballymun, Dublin 9.**

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An application has been received from Niall Grange to lease Retail Unit 4 of the Coultury Neighbourhood Centre New Coultury Road, Ballymun, Dublin 9 for use as a Barber Shop.

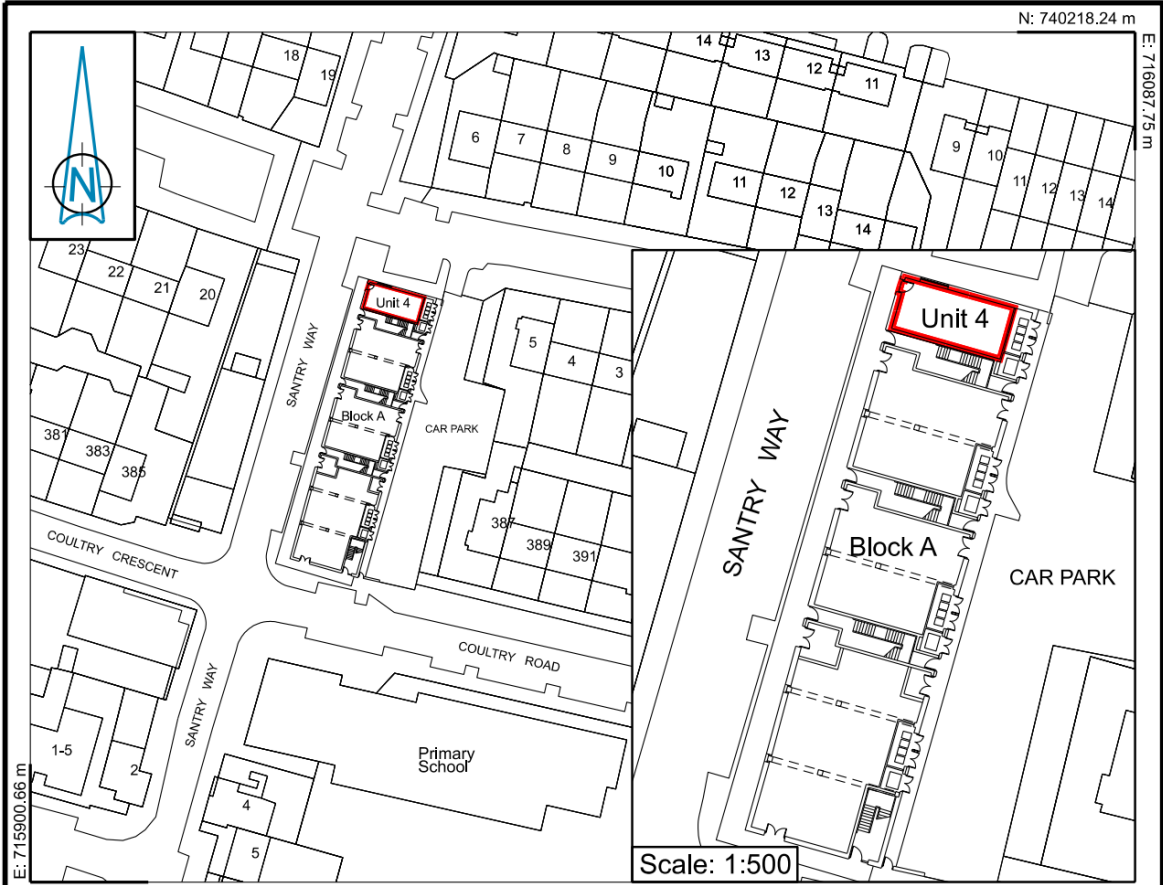
It is proposed to grant a 3-year lease of Unit 4 of Coultury Neighbourhood Centre to Niall Grange, subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

1. The subject property comprises Unit 4, Coultury Neighbourhood Centre, Ballymun, Dublin 9. The subject unit is shown outlined in red on map index number SM-2021-0599.
2. The lease shall commence on the execution of the legal documents, for use as a Barber Shop and male groomers only.
3. The lease shall be for a period of three years.
4. The property shall be provided by the Council in its current shell condition and the tenant shall carry out all fit out works at their own cost, in accordance with the plans and specifications as agreed in writing with the Council's Architect prior to the commencement of the works.
5. All fit out works and use of the property shall comply with all necessary statutory consents.
6. The rent shall be the sum of €10,000 (ten thousand euro) if applicable, per annum, payable by two equal semi-annual payments in advance by standing order or electronic funds transfer.
7. The first three months of the lease shall be rent free and the tenant shall pay a security deposit of €5,000 (five thousand euro) prior to lease commencement.
8. A break option in favour of the tenant shall be granted at the end of year one and two at no cost or penalty. Written notice of intention to operate the break option must be given not less than six months prior to the break option date.
9. The tenant shall be responsible for fully repairing and insuring the property including all glass windows and doors.


10. The tenant shall be responsible for the payment of rates, service charges utilities, waste collection, building insurance, taxes and all other charges for the demised property.
  11. The tenant shall not carry out any structural alterations or erect any external signage without the prior written consent of Dublin City Council.
  12. The tenant shall respect the right to quiet enjoyment of the residential units located in the Neighbourhood Centre.
  13. The tenant shall not assign or sublet the demise without prior written consent of the Landlord which shall not be unreasonably withheld.
  14. The tenant shall sign a Deed of Renunciation prior to the commencement of the lease.
  15. The tenant shall indemnify Dublin City Council against any and all claims arising from its use of the property. The applicant shall hold Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) and contents insurance.
  16. Each party shall be responsible for their own fees and costs incurred in this matter.
  17. The lease agreement shall contain covenants and conditions as normally contained in agreements of this type.
  18. The dates for the performance of any of the requirements of the proposed lease may be amended at the absolute discretion of the Executive Manager.
- The disposal shall be subject to any such covenants and conditions as the Law Agent in her discretion shall stipulate.

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

**Paul Clegg**  
**Executive Manager**



COULTRY NEIGHBOURHOOD CENTRE, NEW COULTRY ROAD  
 BALLYMUN, DUBLIN 9  
 UNIT 4, BLOCK A, GROUND FLOOR  
 Dublin City Council to Niall Grange  
 Grant of 3 Year Lease  
 Area: 43 m<sup>2</sup>

 Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

An Roinn Comhshaoil agus Iompair  
 Rannán Suirbhéireachta agus Léarscáilthe  
 Environment and Transportation Department  
 Survey and Mapping Division

<b>O.S REF</b>	<b>SCALE</b>
3132-06	1:1000, 1:500
<b>DATE</b>	<b>SURVEYED / PRODUCED BY</b>
06-08-2021	D.Brown

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b> F:\SM-2021-0599 - 001 - A.dgn		

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY  
 DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE  
 SURVEY, MAPPING AND RELATED RESEARCH APPROVED

**Dr JOHN W. FLANAGAN**  
 CEng FIEI FICE  
 CITY ENGINEER

APPROVED **THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2021-0599**

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