



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

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

It is proposed to grant a 3-year lease of Unit 4 of Coultry 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, Coultry 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 site to be disposed of was acquired from John McCormack on 21/8/1978 under Reference 13 of the Poppintree / Balbutcher/ Santry Ave Area Compulsory Purchase Order 1967.

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

The disposal shall be subject to any such covenants and conditions as the Law Agent in her discretion shall stipulate.

This proposal was approved by the North West Area Committee at its meeting on 21st September 2021.

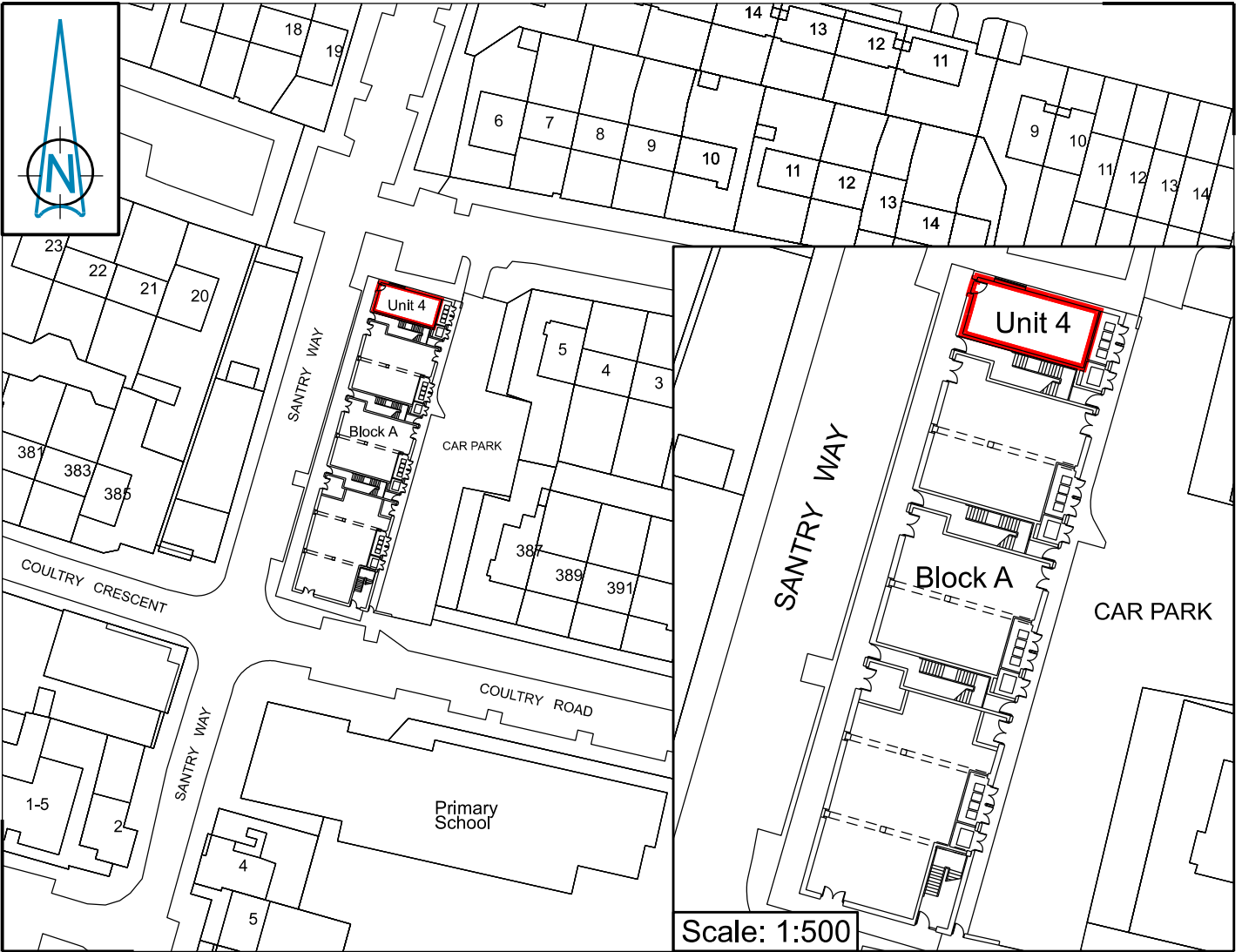
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted


That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.

Dated this the 21st day of September 2021.

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 m²



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	SCALE
3132-06	1:1000, 1:500

DATE	SURVEYED / PRODUCED BY
06-08-2021	D.Brown

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

Dr JOHN W. FLANAGAN
 CEng FIEI FICE
CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

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