



With reference to the proposed disposal of the Council's freehold interest in the properties known as 10-12 Ellis Quay, Dublin 1

Under Indenture of Lease dated 13th June 2007, the premises known as 10-12 Ellis Quay, Dublin 7 as shown outlined in red and coloured in pink on Map Index SM 2021-0598 was demised by Dublin City Council to Norman and Alan Prendergast for a period of 999 years from the 29th August 2005 and subject to the payment of a capital sum of €750,000 and annual rent of €50.00 per annum. By Deed of Assignment dated 14th December 2018, Norman and Alan Prendergast assigned their interest in the apartments, and accordingly part of the lease, to Propmaster Ventures Limited, a company which is wholly owned and controlled by Norman and Alan Prendergast. Messrs Prendergast retained ownership of the ground floor office/retail units.

The terms of the Agreement for Lease provided that on satisfactory completion of the development to the satisfaction of the City Architect the lessee could within a period of three years apply to acquire the Council's fee simple interest in the premises for the sum of €1,000.

However, the lessee did not exercise this option within the required timescale.

Miley and Miley Solicitors acting on behalf of Norman and Alan Prendergast and Propmaster Ventures Limited have now applied to Dublin City Council to acquire the Council's fee simple interest in 10-12 Ellis Quay, Dublin 7. 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 known as No. 10-12 Ellis Quay, Dublin 7 as outlined in red and coloured in pink on Map Index SM 2021-0598.
2. That the property is held under Indenture of a Lease dated 13th June 2007 by the applicant for a period of 999 years, from 29th August 2005, subject to an annual rent of €50 per annum.
3. That the purchase price for the Fee Simple Interest shall be the sum of €10,000 (ten thousand euro), plus VAT if applicable.
4. That the applicant shall pay any rent, rates and charges outstanding up to and including the date of sale.
5. That the applicant shall pay the Council's professional fees of €1,000 plus VAT and the Council's legal costs plus VAT.

6. That the above disposal is subject to satisfactory proof of title and entitlement to acquire the Fee Simple Interest.
7. That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

The proposed disposal is part of the City Estate.

The proposed disposal shall be subject to such conditions as to title to be furnished, 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.

This proposal was approved by the Central Area Committee at its meeting on the 8th February 2022.

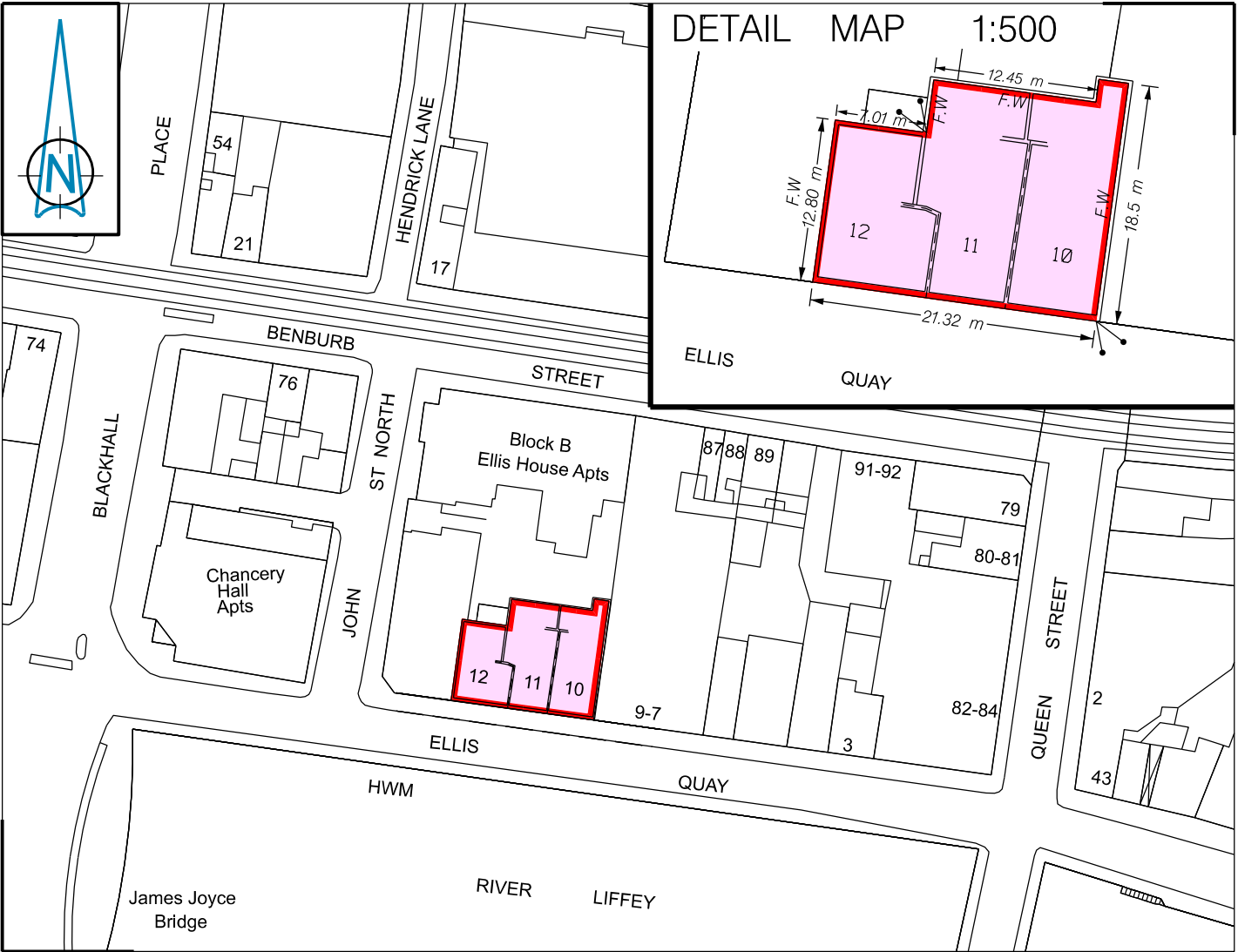
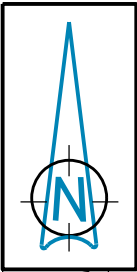
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution:

That Dublin City Council notes the contents of Report No. 77/2022 and assents to the proposal outlined therein.

Dated this the 17th day of February 2022.

Paul Clegg
Executive Manager



N: 734294.409

ELLIS QUAY - City Estate Premises - Nos. 10, 11 and 12

Dublin City Council to Propmaster Ventures Limited,
Norman Prendergast and Alan Prendergast

Disposal of Fee Simple



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 3263-09	SCALE 1:1000
DATE 17-12-2021	SURVEYED / PRODUCED BY D.White

INDEX No	DWG No	REV
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Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED
APPROVED **THOMAS CURRAN**
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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