



With reference to the lease of the property known as Dance House, Liberty Corner, Foley Street, Dublin 1 to the Association of Professional Dancers in Ireland CLG t/a Dance Ireland.

Dublin City Council constructed Dance House, a Dance Centre at Liberty Corner on the junction of Foley Street/James Joyce Street. It has an area of approximately 1,680 sq m and is shown outlined red on Map Index No. SM-2022-0390.

It is proposed to lease the property known as Dance House, Liberty Corner, Foley Street, Dublin 1, to the Association of Professional Dancers in Ireland CLG t/a Dance Ireland, subject to the following terms and conditions, which the Chief Valuer has recommended as fair and reasonable:

1. That Dublin City Council are prepared to grant the Association of Professional Dancers in Ireland CLG t/a Dance Ireland a 5 year lease of the subject property known as Dance House, Liberty Corner, Foley Street, Dublin 1.
2. That the lease will be effective from 6th April 2022.
3. That the property is for the exclusive use of the Association of Professional Dancers in Ireland CLG t/a Dance Ireland for its activities relating to the development and support of dance only. Whilst providing a service primarily to professional dance groups, the lessee shall also ensure availability for dance groups in the immediate local community and in consultation with the Dublin City Arts Office will provide outreach programmes to the wider community.
4. That the Market Rent for the property is the sum of €240,000 (two hundred and forty thousand euro) per annum, abated to €10,000 (ten thousand euro) per annum (plus Vat if applicable), exclusive of all outgoings, provided the property remains exclusively occupied by The Association of Professional Dancers in Ireland CLG t/a Dance Ireland to provide their services.
5. That the lease will provide for a Rent Review at the end of the fifth year, the abated rent will be reviewed in line with changes to the Consumer Price Index.
6. That the Association of Professional Dancers in Ireland CLG t/a Dance Ireland will sign to a Deed of Renunciation, foregoing landlord and tenant renewal rights.
7. That the Association of Professional Dancers in Ireland CLG t/a Dance Ireland will be responsible for the payment of all outgoings including service charges, rates, taxes, electricity, insurance, waste, water and any other charges that may become due on the leased area during the period of the lease.

8. That the Association of Professional Dancers in Ireland CLG t/a Dance Ireland and the Arts Office will agree a method of apportioning the utility bills locally as applicable.
9. That the letting will be on an FRI (Full Repairing and Insuring) basis. That The Association of Professional Dancers in Ireland CLG t/a Dance Ireland will be responsible for the maintenance and repair of the demised property to include structural and mechanical works with the agreement of the Arts Office.
10. That the Association of Professional Dancers in Ireland CLG t/a Dance Ireland is required to indemnify Dublin City Council with Public Liability Insurance of €6,500,000 (six million five hundred thousand euro) and Employers Liability of €13,000,000 (thirteen million euro) or such revised levels as set down by the Law Agent.

The property to be leased was acquired under the Montgomery Street/Purdon Street Improvement Order 1900 and from Kate and Robert Macrory and others, Charlotte Eva Pilkington & others, Samuel Falkiner and Daniel Bergin and John D'Arcy & Co. Ltd.

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 noted by the Central Area Committee at its meeting on the 12th July 2022.

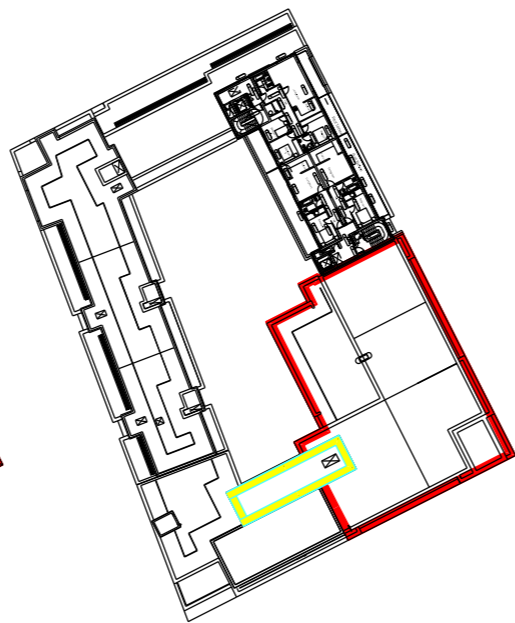
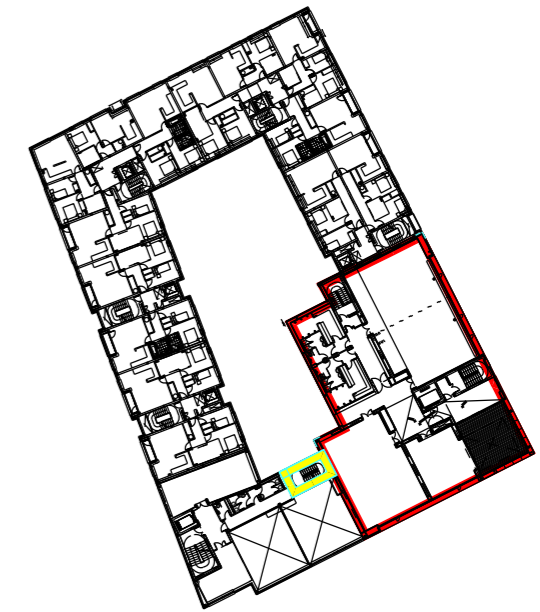
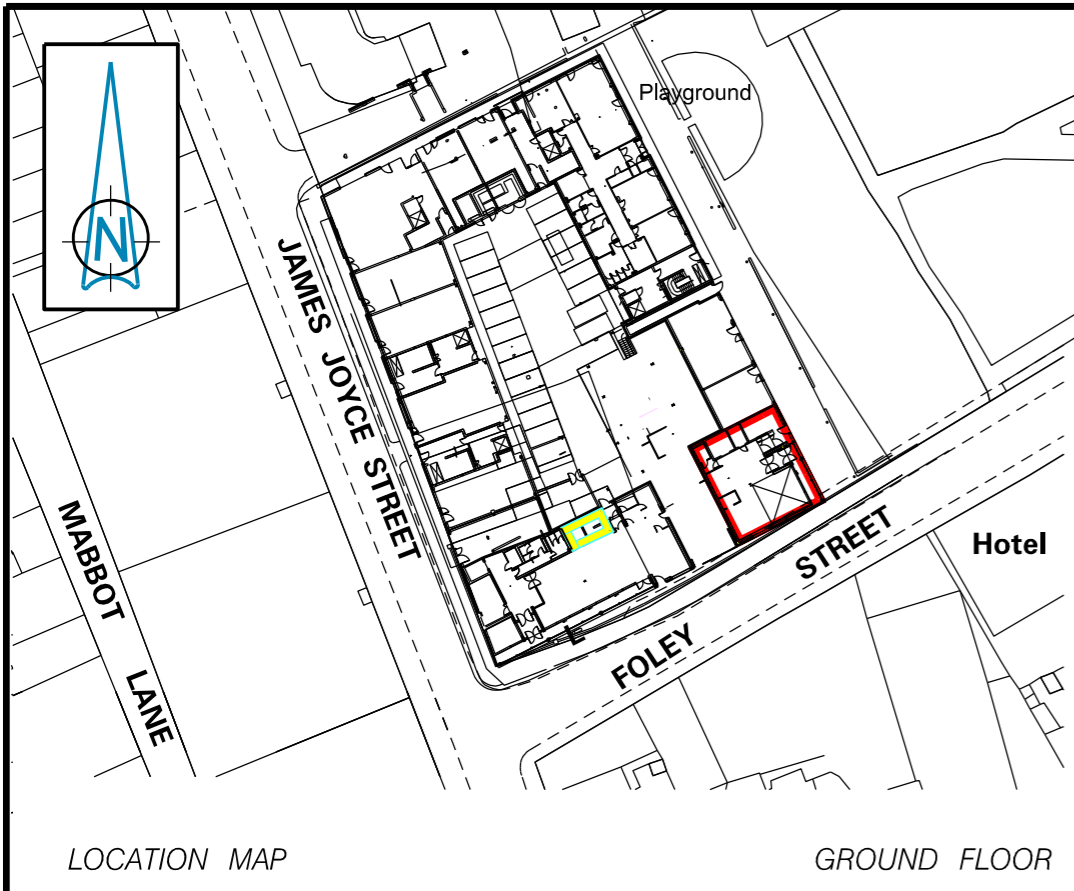
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

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

Maire Igoe
A/Executive Manager

19th August 2022



DANCE HOUSE, LIBERTY CORNER, FOLEY STREET

Dublin City Council to Association of Professional Dancers in Ireland CLG
t/a Dance Ireland

Grant of 5 year lease

Right of access coloured yellow



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 3264-01	SCALE 1:1000
DATE 02-08-2022	SURVEYED / PRODUCED BY T. Curran

INDEX No	DWG No	REV
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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
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APPROVED THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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