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**With reference to the proposed disposal of the Council's Sub Fee Farm Grant interest in the property known as 12A Railway Avenue, Inchicore, Dublin 8.**

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Under Indenture of Lease dated 25th November 1936 a premises now known as 12A Railway Avenue, Inchicore, Dublin 8 was demised by Dublin City Council to Mary Monica Ward for a term of 150 years from 29th September 1935 for an annual rent of €7.92. The current assignee to the lease, Breelodge Company Limited, has applied to Dublin City Council to acquire the Council's Sub Fee Farm Grant interest in the property.

The Law Department has confirmed that the lessee has a statutory entitlement to acquire the Council's title in this property in accordance with the Landlord and Tenant (Ground Rents) No.2 Act 1978. Accordingly, it is proposed to dispose of the Council's Sub Fee Farm Grant interest in the property known as 12A Railway Avenue, Inchicore, Dublin 8 to Breelodge Company Limited, subject to the following terms and conditions:

1. That Dublin City Council holds the Sub Fee Farm Grant interest in the property as outlined in red on Map Index No: SM-2022-0575.
2. That the property is held by Breelodge Company Ltd. under INDENTURE of LEASE for a term of 150 years from the 29th September 1935 subject to an annual rent of €7.92 (seven euro, ninety two cent).
3. That the disposal price for the City Council's interest shall be the sum of €1,200 (one thousand and two hundred euro), plus VAT if applicable.
4. That the applicant is statutorily entitled to purchase the sub fee farm grant interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
5. That the applicant shall pay the City Council's Valuer's fees of €1,200 plus VAT and legal costs of transfer plus VAT.

The site proposed to be disposed of was acquired from Timothy Gibbons and others in 1903.

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 17<sup>th</sup> May 2022.

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

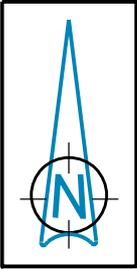
**Resolution:**

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

Dated this the 19<sup>th</sup> day of May 2023.

**Máire Igoe**

**A/Executive Manager**



### RAILWAY AVENUE - PREMISES 12A

Dublin City Council to Brelodge Company Limited

Disposal of Sub Fee Farm Grant



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

<b>O.S REF</b> 3262-15, -20	<b>SCALE</b> 1:1000
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<b>DATE</b> 16-11-2022	<b>SURVEYED / PRODUCED BY</b> D.White
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<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2022-0575 - 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

**INDEX No.**  
**SM-2022-0575**