
**With reference to the proposed disposal of the Council's freehold interest at Unit 64,
Grange Close, Baldoyle Industrial Estate, Dublin 13**

Under Indenture of Lease dated 1st March 1982, a site at Baldoyle Industrial Estate shown on Map Index No. 9426/54A was demised by Dublin City Council to C. and R. Limited for a term of 99 years from the 3rd May 1976. The rent reserved in the lease is the sum €793.59 per annum with rent reviews every five years. However pursuant to a supplemental agreement the rent did not commence until 3rd January 1980 and this date was deemed to be the commencement date in the lease for the purposes of the Rent Review clause therein. J.P Glass is the current lessee.

O'Connor LLP acting on behalf of J.P Glass Limited has applied to acquire the fee simple interest in the abovementioned property. The Law Agent has advised that the applicants have a statutory entitlement to purchase the freehold in the property.

The Chief Valuer has agreed the following terms for the disposal of the Council's fee simple interest which are considered to be fair and reasonable:

1. That Dublin City Council holds the Fee Simple Interest in the property as outlined in red on Map Index NO: SM-2023-0097.
2. That this site is held by the Lessee under a lease dated 1st March 1982 for a term of 99 years from 3rd May 1976.
3. That the disposal price for the Council's interest shall be the sum of €145,000 (one hundred and forty five thousand euro), plus VAT if applicable, in full and final settlement.
4. That the applicant shall be prepared to pay all outstanding rent, rates and charges up to and including the date of sale, if any.
5. That the applicant shall pay the Council's Valuer's fee of €1500 plus VAT and legal costs of transfers plus VAT.

That this proposal is subject to the necessary approvals and consents being obtained.

Dublin City Council acquired the Fee Simple from Luke Flood on 01/01/1969 under the Baldoyle / Kilbarrack CPO (Industrial Development) Order 1966, Ref 3.

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 North Central Area Committee at its meeting on the 15th May 2023.

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.

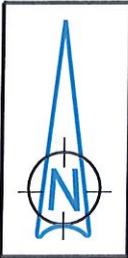
Dated this the 19th day of May 2023.

Máire Igoe

A/Executive Manager

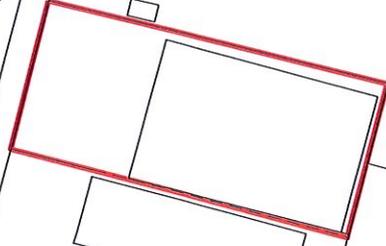
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GRANGE CLOSE

GRANGE DRIVE



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BALDOYLE INDUSTRIAL ESTATE

Unit No. 64

Dublin City Council to JP Glass Ltd.

Disposal of Fee Simple

Area: 1,012m²



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 3133-10, 3133-15	SCALE 1:1000
DATE 21-02-2023	SURVEYED / PRODUCED BY T. Curran

INDEX No	DWG No	REV
FILE NO	F:\SM-2023-0097 - 001 - A.dgn	

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

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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-2023-0097