

01st December 2023

**To: The Chairman and Members of
North Central Area Committee**

Meeting: 11th December 2023

**With reference to the proposed disposal of the Council's freehold interest in 449
Collins Avenue, Collins Avenue West, Dublin 9.**

By way of Indenture of Lease dated the 17th of June 1950, the property now known as 449 Collins Avenue was let by Dublin City Council to William Duggan for a term of 150 years from 25th of March 1949. The current assignees to the lease, the Centre of English Language Studies, has applied to Dublin City Council to acquire the Council's Fee Simple interest in the property.

The Law Department has confirmed that the lessees have 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 Fee Simple interest in the property known as 449 Collins Avenue, Collins Avenue West, Dublin 9, to the Centre of English Language Studies subject to the following terms and conditions:

1. That the subject site is shown outlined and coloured in red on the attached copy map for identification purposes.
2. That Dublin City Council holds the Fee Simple Interest in the property.
3. That the site is held by the current leaseholder the Centre of English Language Studies under Indenture of the Lease dated 17th of June 1950 for a term of 150 years from 25th March 1949.
4. That the purchase price for the fee simple interest shall be the sum of €15,000 (fifteen thousand euro) plus VAT if applicable.
5. That the applicant shall pay any rent, rates and charges outstanding up to and including the date of sale.
6. That the applicant shall pay the Council's Valuer's fees of €1,500 plus VAT and the Council's legal fees to be agreed with the Law Agent.
7. That the above disposal is subject to satisfactory proof of title and entitlement to acquire the Fee Simple interest.
8. That the above proposal is subject to the necessary approvals and consents being obtained.

Máire Igoe

Máire Igoe
Acting Executive Manager

01st December 2023

Date