

Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

25th October, 2024.

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West.

Proposed Disposal of Property, by way of Lease, at Main Street, Ardagh, County Limerick.



1. Introduction

It is intended that the following proposed disposal of property, by way of a 10-year Lease (map and photo attached in this report) will be included on the Agenda for the November Full Council Meeting:

Disposal of Property, by way of 10-year lease, at Main Street, Ardagh, County Limerick to Kevin Barry.

2. Description and Location of Property

The building is located in the centre of the village of Ardagh, close to St. Molua's Church and Neary's Pub. The Council has recently completed works to bring the building up to compliance with fire safety, universal access and connection to services. In addition, works have been completed to address issues with the roof. The works have been funded under the Town and Village Renewal Scheme. The internal floor area of the building is 140 square meters (excluding service areas and toilets). The only access to the building is through the main street, there is currently no rear access.

3. Marketing of Property

The property was brought to the market and advertised by way of an Expression of Interest on 29th February, 2024. The property was fully exposed to the market including the use of online property advertising platforms and an on-site sign was placed on the property. There were over 1,154 views on website adverts.

Four parties expressed an interest in the property with two parties submitting an Expression of Interest. A viewing of the property was arranged with the two interested parties attending. Following the viewing of the property, one of the two parties withdrew their application.

4. Key Elements of Proposal

The remaining Expression of Interest received is proposing to open a local shop, which will also have a seating/cafe area where hot beverages and snacks can be purchased in a warm and inviting environment. The Ardagh Village General Store will be a focal point in the village offering both quality local products and a café experience to both local residents and those visiting the greenway.

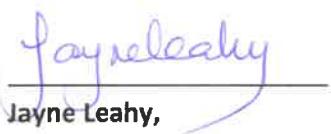
5. Key Elements of Lease

The following terms will apply to the lease:

- 24 month rent free period (given the level of financial investment required by the applicant to finish and fit-out the property).
- Market Rent to be applied from Year 3.
- Full Repair and Insuring Lease.
- Lease Review at Year 5.
- Deed of Renunciation to be signed.

6. Executive Recommendation to Council.

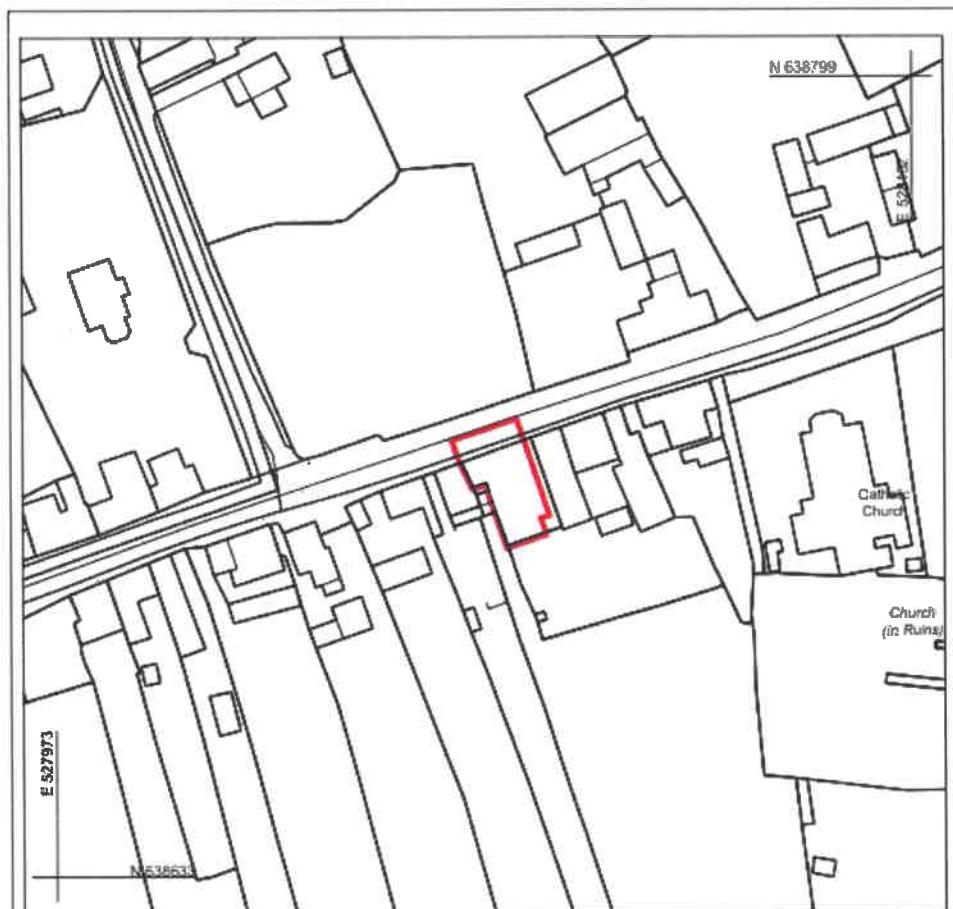
The proposal before the Members is to note the proposed disposal of the property, by way of a 10-year Lease, to Kevin Barry as per the financial terms set out in this report.



Jayne Leahy,

**Head of Property & Community Facilities,
Community, Tourism & Culture Directorate,
Limerick City & County Council.**

Location Map – property marked in red



Lands to be leased to Kevin Barry for 10 years from Limerick City & County Council outlined in Red above.

Area of lands to be leased =
0.0659 Acres/ 0.0267 Hectares/ 266.66 M²

Lands form all of Folios LK74131F & LK74132F

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REVISIONS

DATE REV	BY	CH.	DESCRIPTION
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Limerick City and County Council
Property & Community Facilities
Barrow House, Michael St, Limerick

DATE: 22-10-2024

SCALE: 1:1000

DRAWN: BM

CHECKED: BM

FILE REF: AG5254

ED. TYPE: Lease

PROJECT

Lease Transfer to Kevin Barry at Main St., Ardeagh, Co. Limerick.

STAGE:

Deposit

DRAWING STYLE

Lease Map

DRAWING NO:

AG5254

sheet size:

A4

version:

0