

Our Ref: MA/EOT/C3952

5<sup>th</sup> May 2021

**BY EMAIL ONLY**

[julie.fitzgerald@whitneymoore.ie](mailto:julie.fitzgerald@whitneymoore.ie)

Julie Fitzgerald  
Whitney Moore LLP  
2 Shelbourne Buildings  
Crampton Avenue  
Shelbourne Road  
Ballsbridge  
Dublin 4

***Subject to Contract/Contract Denied***

**Re: Unit 3 Coolport, Coolmine Industrial Estate, Blanchardstown, Dublin 15**

Dear Julie,

I refer to our recent exchanges concerning the above and particularly your letter of offer of 23<sup>rd</sup> April 2021. We confirm that our client has accepted your clients offer to purchase the property. We set out below the terms and conditions of the proposed transaction;

**(1) PROPERTY**

The entire of Unit 3 Coolport, Coolmine Industrial Estate, Blanchardstown, Dublin 15 to include 6 designated car parking spaces, which will be more particularly outlined in legal documentation to be provided by our client's solicitors.

**(2) VENDOR**

Glenmount Property Company Limited  
c/o John G. Burns Ltd.  
Coolmine Industrial Estate  
Blanchardstown  
Dublin 15

### (3) PURCHASER

The Seventh-Day Adventist Church in Ireland  
47a Ranelagh Road  
Dublin 6  
D06 NX99

### (4) CONSIDERATION

€395,000 (Three Hundred and Ninety Five Thousand Euro)

### (5) VAT

VAT will **not** be applicable

### (6) BOOKING DEPOSIT

The Purchaser will pay a Booking Deposit of €20,000 (Twenty Thousand Euro) to Quinn Agnew which will be held by us as stakeholders pending execution of legal documentation.

The Booking Deposit will be receipted when received and returned if this transaction does not proceed.

Details of our client's booking account are below;

<b>Account Name:</b>	Quinn Agnew Limited Booking Account
<b>Bank:</b>	AIB
<b>Branch:</b>	52 Baggot St. Upper, Dublin 4
<b>BIC:</b>	AIBKIE2D
<b>IBAN:</b>	IE76 AIBK 9313 6521 4032 87

The balance of the 10% of the purchase price will be paid to the Vendor's solicitor on execution/exchange of legal documentation.

### (7) PURCHASER'S CONDITIONS

- (i) Title
- (ii) Clarification on the extent of the car parking allocation
- (iii) Clarification regarding the VAT treatment of the sale

- (iv) Evidence that all rates and service charges are paid up to date
- (v) Satisfactory evidence of the development management structure
- (vi) Satisfactory roof survey

**(8) VENDOR'S CONDITIONS**

- (i) The Vendor requires that the Purchasers condition for a satisfactory roof survey is removed by **COB 21<sup>st</sup> May 2021.**

**(9) COSTS**

Each party will be responsible for their own legal and agents costs.

**(10) VENDORS SOLICITORS**

*Sheehan and Company, 1 Clare Street, Dublin 2*

*(Ref. Sinead O'Riordan/Tel: 661 6922/Email: [soriordan@sheehanandco.ie](mailto:soriordan@sheehanandco.ie))*

**(11) PURCHASERS SOLICITORS**

*Whitney Moore, 2 Shelbourne Buildings, Crampton Avenue, Shelbourne Road, Ballsbridge, Dublin 4,*

*(Ref. Julie Fitzgerald/Tel. 611 0074/Email: [julie.fitzgerald@whitney Moore.ie](mailto:julie.fitzgerald@whitney Moore.ie))*

We trust the above sets out clearly the terms of the proposed transaction.

We look forward to reaching a successful conclusion in relation to this matter, however in accordance with our standard practice we are obliged to state that this correspondence should not be construed as an offer or an acceptance. We have no authority to bind our client, and no contract shall exist or be deemed to exist until such time as legal documentation has been agreed, executed, and exchanged by the parties and full 10% deposit paid.

Yours sincerely,



**Eoin O'Toole MSCSI MRICS**  
**QUINN AGNEW**

*cc: Directors, Glenmount Property Company Ltd. (email only)*  
*Christian Salcianu, The Seventh-Day Adventist Church in Ireland (email only)*  
*Sinead O'Riordan, Sheehan and Company Solicitors (email only)*