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# Official copy of register of title

Title number GM924175

Edition date 26.07.2018

This official copy shows the entries on the register of title on 18 APR 2019 at 11:36:25.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 18 Apr 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Fylde Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : WIGAN

- 1 (28.02.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 and 17 Market Street, Leigh (WN7 1DR).

NOTE 1: As to the part tinted blue on the filed plan only the basement, ground, first and second floors are included in the title.

NOTE 2: As to the part tinted pink on the filed plan only the first and second floors are included in the title.

NOTE 3: As to the part tinted yellow on the filed plan only the ground floor is included in the title.

- 2 (28.02.2003) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (28.02.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 7 February 2003  
 Term : 125 years from 7 February 2003  
 Rent : As therein mentioned  
 Parties : (1) Europlan Properties (NW) Limited  
 (2) Rinasha Properties Limited
- 4 (28.02.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (28.02.2003) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title good leasehold

- 1 (07.01.2008) PROPRIETOR: STARWILL COMMERCIAL BUILDING LIMITED (Co. Regn. No. 06131120) of 7 Burbo Crescent, Blundellsands, Liverpool, Lancs L23 6TX.
- 2 (07.01.2008) The price stated to have been paid on 30 October 2007 was £201,000.
- 3 (07.01.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (07.01.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 October 2007 in favour of The Royal Bank Of Scotland Plc referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (07.01.2008) REGISTERED CHARGE dated 30 October 2007.
- 2 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 46-48 Deansgate, Bolton BL1 1BH.
- 3 (12.02.2008) The land is subject to the lease set out in the schedule of leases hereto.

### Schedule of notices of leases

- |   |            |                                   |   |           |
|---|------------|-----------------------------------|---|-----------|
| 1 | 12.02.2008 | 15 and 17 Market Street,<br>Leigh | 03.01.2008<br>21 years from<br>3 January 2008 | MAN109206 |
|---|------------|-----------------------------------|---|-----------|

### End of register