



Official copy  
of register of  
title

Title number MS622464

Edition date 05.06.2015

- This official copy shows the entries on the register of title on 21 JUL 2017 at 12:59:05.
- 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 21 Jul 2017.
- 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, Birkenhead 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.

MERSEYSIDE : LIVERPOOL

- 1 (05.06.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 36-56 Fenwick Street, Liverpool (L2 7NB).

NOTE: The property falls on the first, second, third and fourth floors.

- 2 (05.06.2015) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

- 3 (05.06.2015) The Conveyance dated 15 June 1979 referred to in the Charges Register contains the following provision:-

"IT is hereby declared and agreed by the parties hereto that this Conveyance shall not operate to grant by way of implication or otherwise any estate right interest easement or quasi-easement over or in respect of any adjoining or neighbouring land belonging or to belong to the Vendor"

- 4 (05.06.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 1 June 2015  
 Term : 20 years from and including 18 September 2013  
 Parties : (1) Manxcat Properties Limited  
 (2) Martin Smith

NOTE 1: The original lease dated 18 September 2013 referred to in the above lease was formerly registered under MS608725

NOTE 2: Copy original lease filed under MS608725

- 5 (05.06.2015) The Lease prohibits or restricts alienation.  
 6 (05.06.2015) The landlord's title is registered.

Title number MS622464

## 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 absolute

- 1 (05.06.2015) PROPRIETOR: GRACE TERESA O'TOOLE of 17 Regent Road, Liverpool L3 7DS.

## C: Charges Register

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

- 1 (05.06.2015) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 15 June 1979 made between (1) Liverpool City Council (Vendor) and (2) Nileway Limited (Purchaser):-

"EXCEPTING AND RESERVING unto the Vendor and the Owners and occupiers of the adjoining land and others entitled thereto the free passage and running of water and soil from any buildings and land belonging to the Vendor and others entitled thereto adjoining or near to the property hereby conveyed in and through any sewers and drains made or to be made within a period of eighty years from the date hereof in or under the property hereby conveyed"

End of register