



Registration of a Charge

Company name: **CASTLEBROOK HOLDINGS LIMITED**

Company number: **00917458**



X74177G9

Received for Electronic Filing: **17/04/2018**

Details of Charge

Date of creation: **10/04/2018**

Charge code: **0091 7458 0042**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **140 ST VINCENT STREET, GLASGOW (TITLE NUMBER GLA180961)**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **ADDLESHAW GODDARD LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 917458

Charge code: 0091 7458 0042

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th April 2018 and created by CASTLEBROOK HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th April 2018 .

Given at Companies House, Cardiff on 19th April 2018

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Standard Security
Licensed Premises – Individual /Company/LLP owns the Property

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	Castlebrook Holdings Limited (Registered Number 00917458) and whose registered office is: 7 th Floor, Dashwood House, 69 Old Broad Street, London, EC2M 1QS
Bank:	The Royal Bank of Scotland plc , Company Number SC90312 Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
Property:	ALL and WHOLE the subjects known as and forming the ground floor and basement at 140 St Vincent Street, Glasgow being the subjects registered in the Land Register of Scotland under Title Number GLA180961
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.
Licences:	All licences and permits in any name required for, or in connection with, the Property and/or the Business

1 Obligations

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:
- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement; or, in the absence of agreement, monthly on the days selected by the Bank;
 - 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security;
- 1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice subject to (i) the Lease between The Trustees of the Derek William Stephen Self Invested Personal Pension and Iberica Food & Culture Limited dated 5 and 12 July and 2 November, all dates 2016 and undergoing registration in the Land Register of Scotland under Title Number GLA229290 as amended or varied from time to time and (ii) the Lease between The Royal Bank of Scotland and the South of Scotland Electricity Board dated 26 April and 12 May, both dates 1966 as amended or varied from time to time.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:

[Redacted signature]

director/secretary/authorised signatory/witness

ANDREA DAWN PERRY

Full name of above (print)

[Redacted address]

Address of witness

[Redacted signature]

director/secretary/authorised signatory

MICHAEL JOHN TESTLER

Full name of above (print)

Date of signing

3/4/2018