

# MR01

## Particulars of a charge



Companies House

105634152

A fee is payable with this form  
Please see 'How to pay' on the  
last page

You can use the WebFiling  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument

☐ **What this form is NOT for**  
You may not use this form to  
register a charge where the  
instrument Use form MR0

TUESDAY



A01 \*A4KVHTTK\* 24/11/2015 #96  
COMPANIES HOUSE

This form must be delivered to the Registrar for registration within  
21 days beginning with the day after the date of creation of the charge. If  
delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery



You must enclose a certified copy of the instrument with this form. This will be  
scanned and placed on the public record. Do not send the original

### 1 Company details

Company number 02390937

Company name in full L C P Securities Limited

For official use  
96  
→ Filing in this form  
Please complete in typescript or in  
bold black capitals  
All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date 01/09/2015

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge

Name Svenska Handelsbanken AB (publ)

Name

Name


Name

If there are more than four names, please supply any four of these names then  
tick the statement below

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge

MR01

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<b>4</b>	<b>Brief description</b> Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"  Please limit the description to the available space
Brief description	ALL and WHOLE the subjects known as and forming Preston Links Centre, High Street, Prestonpans, EH32 9AF, being the whole subjects registered in the Land Register of Scotland under Title Number ELN4990	
<b>5</b>	<b>Other charge or fixed security</b> Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>6</b>	<b>Floating charge</b> Is the instrument expressed to contain a floating charge? Please tick the appropriate box <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes	
<b>7</b>	<b>Negative Pledge</b> Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>8</b>	<b>Trustee statement <sup>①</sup></b> You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge <input type="checkbox"/>	<b>①</b> This statement may be filed after the registration of the charge (use form MR06)
<b>9</b>	<b>Signature</b> Please sign the form here	
Signature	Signature X  X <del>member on behalf of Macleod &amp; Co</del> This form must be signed by a person with an interest in the charge	

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Gemma McDonald JC/SVE/2/35**

Company name **MacRoberts LLP**

Address **Capella**

**60 York Street**

Post town **Glasgow**

County/Region

Postcode **G 2 8 J X**

Country **United Kingdom**

DX **GW 70 Glasgow**

Telephone **0141 303 1369**



### Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



### Checklist

**We may return forms completed incorrectly or with information missing**

**Please make sure you have remembered the following.**

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



### Important information

**Please note that all information on this form will appear on the public record**



### How to pay

**A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper**

Make cheques or postal orders payable to 'Companies House'



### Where to send

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below.**

**For companies registered in England and Wales**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 2390937

Charge code: 0239 0937 0096

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th November 2015 and created by L C P SECURITIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th November 2015

24

Given at Companies House, Cardiff on 27th November 2015



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

GLASGOW 20/11/2015  
CERTIFIED A TRUE COPY

**macROBERTS**

SSEC/LTD/0713

GLASGOW

Date 11 NOVEMBER 2015

STANDARD SECURITY

INSTRUMENT

by

- (1) **L.C.P. Securities Limited**, a company incorporated under the Companies Acts (Company Number 02390937) and having its registered office at L.C.P. House, The Pensnett Estate, Kingswinford, West Midlands, DY6 7NA ("the Chargor")

in favour of

- (2) **Svenska Handelsbanken AB (publ)**, a company incorporated in Sweden (with registered number in Sweden 502007-7862) and registered in the United Kingdom under branch registration number BR000589 and having a place of business in the United Kingdom at 4M Building, Malaga Avenue, Manchester Airport, Manchester M90 3RR ("the Bank").

CONSIDERING THAT:

- (i) the Bank has agreed or will agree to make certain facilities available to the Chargor;
- (ii) one of the conditions precedent to the availability of the aforementioned facilities is that the Chargor grants to the Bank this standard security.

NOW IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:-

## 1 DEFINITIONS AND INTERPRETATION

### 1.1 In this Instrument:-

"Person" includes any individual, company, corporation, firm, partnership, joint venture, association, organisation, trust, state or agency of a state (in each case whether or not having separate legal personality);

"Secured Liabilities" means all present and future obligations and liabilities of the Chargor to the Bank, whether actual, contingent, sole, joint and/or several or otherwise, including, without prejudice to the foregoing generality, all obligations to indemnify the Bank; and

"the Security Subjects" means ALL and WHOLE the subjects known as and forming Preston Links Centre, High Street, Prestonpans, EH32 9AF, being the whole subjects registered in the Land Register of Scotland under Title Number ELN4990; Together with (One) the whole buildings and erections thereon (Two) the fittings and fixtures therein and thereon (Three) the parts, privileges and pertinents thereof (Four) the whole rights common, mutual and exclusive affecting thereto and (Five) the Chargor's whole right, title and interest, present and future, therein and thereto.

- 1.2 The expressions "the Chargor" and "the Bank" shall include the permitted successors, assignees and transferees of the Chargor and the Bank.

## 2 BOND

The Chargor undertakes to the Bank that it will pay or discharge to the Bank all the Secured Liabilities on demand in writing when the Secured Liabilities become due for payment or discharge (whether by acceleration or otherwise).

## 3 CHARGE

The Chargor hereby in security of the Secured Liabilities grants a standard security in favour of the Bank over the Security Subjects.

#### **4 STANDARD CONDITIONS**

The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, and any lawful variation thereof operative for the time being, shall apply. And we agree that such Standard Conditions shall be varied to the effect that (a) the Chargor shall not create or agree to create any subsequent security over the Security Subjects or any part thereof except with the prior written consent of the Bank and (b) the Insurance to be effected in terms of Standard Condition 5(a) shall note the interest of the Bank as secured lender and shall provide cover to the extent of the reinstatement value of the Security Subjects and not their open market value. Any monies received referable to any insurance in respect of the Security Subjects (whether effected by the Chargor or the Bank) shall be applied at the option of the Bank either in or toward making good the loss or damage in respect of which the moneys are received or in or towards payment of the Secured Liabilities and the Chargor shall hold the proceeds of any such insurance claim in trust for the Bank in such manner as the Bank may require.

#### **5 NOTICE OF SUBSEQUENT CHARGE**

If the Bank receives notice of any subsequent charge or other interest affecting all or any part of the Security Subjects the Bank may open a new account or accounts in the name of the Chargor and, if or insofar as the Bank does not open a new account or accounts, it shall nevertheless be treated as if it had done so at the time when it receives such notice and as and from that time all payments made by the Chargor to the Bank shall, notwithstanding any instructions by the Chargor to the contrary, be credited or treated as having been credited to the new account or accounts and shall not operate to reduce the amount due by the Chargor to the Bank at the time the notice was received

#### **6 APPLICATION OF ENFORCEMENT PROCEEDS**

6.1 All monies received by the Bank under or by virtue of this Instrument following enforcement of the security hereby granted or of any security interest constituted pursuant hereto shall be applied, subject to the claims of any creditors ranking in priority to or *pari passu* with the claims of the Bank under this Instrument, in the following order:-

6.1.1 firstly, in or towards satisfaction of the Secured Liabilities in such order as the Bank shall in its absolute discretion decide; and

6.1.2 secondly, any surplus shall be paid to the Chargor or any other Person entitled thereto.

6.2 Nothing contained in this Instrument shall limit the right of the Bank (and the Chargor acknowledges that the Bank is so entitled) if and for so long as the Bank, in its discretion, shall consider it appropriate, to place all or any monies arising from the enforcement of the security interest hereby granted or any security created pursuant to this Instrument into a suspense account, without any obligation to apply the same or any part thereof in or towards the discharge of any of the Secured Liabilities.

6.3 Any amount received under this Instrument by the Bank in a currency other than that in which the Secured Liabilities are denominated and payable shall be converted by the Bank into the relevant currency at the Bank's spot rate of exchange from time to time.

#### **7 GOVERNING LAW AND JURISDICTION**

This Instrument shall be governed by, and construed in all respects in accordance with, the law of Scotland and, for the benefit of the Bank, the Chargor irrevocably submits to the non-exclusive jurisdiction of the Scottish Courts but without prejudice to the ability of the Bank to proceed against the Chargor in any other appropriate jurisdiction.

#### **8 WARRANTICE AND CONSENT TO REGISTRATION**

8.1 The Chargor hereby grants warrantice, but excepting therefrom;

(i) Lease between Local Parade Investments LLP and Salvation Army Trustee Company dated 4 June 2013 and 13 June 2013 and registered in the Books of Council and Session on 26 June 2013, as subsequently varied and amended

(ii) Lease between County Properties Limited and James Gordon Inkster dated 18 June 1985 and subsequent

dates and registered in the Books of Council and Session on 14 October 1985, as subsequently varied and amended.

(iii) Lease between Assigncopy Limited and Co-Operative Wholesale Society Limited dated 4 August and 11 August 1998 and registered in the Books of Council and Session on 2 December 1998, as subsequently varied and amended

(iv) Lease between County Properties Limited and Argyll Stores (Properties) Limited dated 21 June 1985 and 16 July 1985 and registered in the Books of Council and Session on 22 August 1985, which was assigned by Minute of Assignment of Lease between Safeway Properties Limited, Somerfield Stores Limited, Shortland Properties Limited and Somerfield plc dated 2, 9 and 14 all days of February and registered in the Books of Council and Session on 4 March 2005; and as amended or varied, as subsequently varied and amended.


8.2 A certificate signed by any official, manager or equivalent account officer of the Bank shall, in the absence of manifest error, conclusively determine the Secured Liabilities at any relevant time and shall constitute a balance and charge against the Chargor, and no suspension of a charge or of a threatened charge for payment of the balance so constituted shall pass nor any sist of execution thereon be granted except on consignment. The Chargor hereby consents to the registration of this instrument and of any such certificate for preservation and execution: IN WITNESS WHEREOF these presents consisting of this and the preceding 2 pages are executed as follows:-

SUBSCRIBED for and on behalf of the said  
L.C.P. SECURITIES LIMITED

At KINGSWINFORD

on 11 NOVEMBER 2015

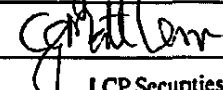
By

 (DIRECTOR)  
Signature of Director

STEPHEN JOHN MASSEY  
Print Full Name of above

In the presence of this witness:-

COLIN GEMFNEY MATTHEW Print Full Name of Witness

 Signature of Witness

LCP Securities Limited  
LCP House  
The Pensnett Estate  
Kingswinford  
West Midlands  
DY6 7NA  
Address of Witness

Date of delivery: .....

HBUKJ/02062015/16:44:31

**Resolution re Standard Security**

**Extract from the Minutes of a Meeting of the Directors**

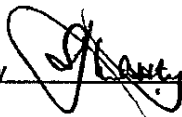
**of L.C.P. SECURITIES LIMITED (the "Company")**

"After due consideration of all the circumstances and on being satisfied that it is for the benefit of the Company and in the interests of the Company for the purpose of carrying on its business the Company agreed to enter into the standard security in the form now produced (the "Standard Security") and to deliver the Standard Security to the Bank.

**It was resolved that the Standard Security be executed and delivered as a deed by the Company acting by a Director in the presence of a Witness."**

**I hereby certify that the foregoing is a true extract from the Minutes of a Meeting of the Directors at which (all appropriate interests having been declared) a quorum entitled to vote was present duly held on the date detailed below and that a true copy of the Standard Security has been retained by the Company.**

**Director/Secretary**



**Date of Meeting**

**11TH NOVEMBER 2015**

**HBUK/J02062015/16.44:31**