



Registration of a Charge

Company Name: **CHALICE PHARMACIES LIMITED**

Company Number: **03481415**



Received for filing in Electronic Format on the: **08/04/2022**

XB1ISSP5

Details of Charge

Date of creation: **08/04/2022**

Charge code: **0348 1415 0019**

Persons entitled: **LLOYDS BANK PLC**

Brief description: **A FIXED LEGAL CHARGE OVER THE LEASEHOLD PROPERTY KNOWN AS UNIT 2 HOMECRAFT HIGH STREET, BLOXHAM, OXFORDSHIRE, OX15 4LU**

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **PICKFORD SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3481415

Charge code: 0348 1415 0019

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th April 2022 and created by CHALICE PHARMACIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th April 2022 .

Given at Companies House, Cardiff on 13th April 2022

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**

Dated:

1 Chalice Pharmacies Limited

2 Lloyds Bank plc

DEED OF SUBSTITUTION

THIS DEED OF SUBSTITUTION is made the 8th day of APRIL 2017 BETWEEN Chalice Pharmacies Limited (Company Number 03481415) of Unit 2, Homecraft, High Street, Bloxham, Banbury, OX15 4LU (the Mortgagor") of the one part and Lloyds Bank plc of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HA ("the Mortgagee") of the other part and is made supplemental to the legal charge ("the Principal Deed") dated 12th December 2019 and registered at Land Registry on 19th December 2019 and made between the parties hereto.

NOW THIS DEED WITNESSETH as follows:-

1 In consideration of the legal charge contained in Clause 2 below, the Mortgagee as Mortgagee hereby releases unto the mortgagor all that the property described in the First Schedule hereto ("the Released Property") to hold the same unto the Mortgagor free from the principal moneys and interest secured by and from all claims under or in relation to the Principal Deed.

2 In consideration of the release contained in Clause 1 above, the Mortgagor as beneficiary owner hereby charges by way of legal mortgage all that the property described in the Second Schedule hereto ("the Substituted Property") with the payment of the principal moneys, interest and costs in the Principal Deed covenanted to be paid upon the terms contained in the Principal Deed.

3 The Mortgagor hereby declares except insofar as varied by the substitution of the Substituted Property for the Released Property, the Principal Deed shall remain in full force and effect between the parties hereto and shall henceforth be read and construed as if the Substituted Property had been the property included and mortgaged therein.

IN WITNESS whereof the Mortgagor and the attorney of the Mortgagee have executed this Deed as a Deed and delivered it the day and year first before written.

THE FIRST SCHEDULE

The released Property


All that leasehold land and premises known as Unit 2, Homecraft, High Street, Bloxham, Banbury, OX15 4LU being more particularly described in the lease dated 5th January 2010 made between Michael Nicolaou and Anastasia Nicolaou (1), Adam Mills Pharmacies Limited (2) and Manjit Mann (3) being for a term of 12 years from 7th December 2009 at an annual rent as specified within the Lease which said lease is registered at Land Registry with title number ON289804

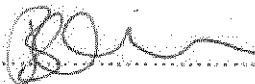
THE SECOND SCHEDULE

The Substituted Property

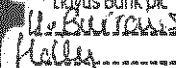
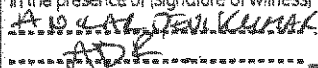
All that leasehold land and premises known as Unit 2, Homecraft, High Street, Bloxham, Banbury, OX15 4LU being more particularly described in the lease dated of even date herewith and made between Michael Nicolaou (1), the Mortgagor (2) and Manjit Mann (3) being for a term of 15 years at a rent reserved by the Lease, which said lease is or is about to be registered at Land Registry with title absolute.

EXECUTED as a deed by
Chalice Pharmacies Limited
acting by two directors or one director
and one secretary

 Director

 Director/Secretary

Executed as a Deed by:
as authorised signatory for Lloyds Bank plc
in the presence of:

EXECUTED AS A DEED	
BY CASE HANDLER as authorised signatory for Lloyds Bank plc in the presence of (signature of witness)	} Per Pro Lloyds Bank plc  Holley Burrows
 A. D. R. Wobaston Rd, Wetherhampton WV9 3HZ	