



Registration of a Charge

Company name: **1 SMITHFIELD SQUARE LTD**

Company number: **08623011**



X4CBYV11

Received for Electronic Filing: **24/07/2015**

Details of Charge

Date of creation: **23/07/2015**

Charge code: **0862 3011 0002**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **BY WAY OF A LEGAL MORTGAGE: 1. ALL THAT LEASEHOLD LAND BEING FLAT 101, 122 HIGH STREET, MANCHESTER, M4 1AB REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER MAN240507. 2. ALL THAT LEASEHOLD LAND BEING FLAT 103, 122 HIGH STREET, MANCHESTER, M4 1AB REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER MAN240506. 3. ALL THAT LEASEHOLD LAND BEING FLAT 108, 122 HIGH STREET, MANCHESTER, M4 1AB REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER MAN240582. 4. ALL THAT LEASEHOLD LAND BEING FLAT 116, 122 HIGH STREET, MANCHESTER, M4 1AB REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER MAN240619. 5. ALL THAT LEASEHOLD LAND BEING FLAT 804, 122 HIGH STREET, MANCHESTER, M4 1AB REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER MAN240732.**

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

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: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8623011

Charge code: 0862 3011 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd July 2015 and created by 1 SMITHFIELD SQUARE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th July 2015 .

Given at Companies House, Cardiff on 27th July 2015

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

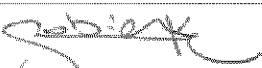



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Nicholas Vincent Walsh

MORTGAGE DEED (Corporate)	
Account Number:	Date: 23 July 2015
Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
Mortgage Conditions: The Aldermore Bank PLC Commercial Mortgage Conditions 2011	
Full Name(s) of Chargor(s): 1 Smithfield Square Ltd (Company Registration No: 08623011) whose registered office is 37F Warpegrove Lane, Chalgrove, Oxford, OX44 7RW	
Property:	
<ol style="list-style-type: none"> All that leasehold land being Flat 101, 122 High Street, Manchester, M4 1AB registered at the Land Registry with title absolute under title number MAN240507. All that leasehold land being Flat 103, 122 High Street, Manchester, M4 1AB registered at the Land Registry with title absolute under title number MAN240506. All that leasehold land being Flat 108, 122 High Street, Manchester, M4 1AB registered at the Land Registry with title absolute under title number MAN240582. All that leasehold land being Flat 116, 122 High Street, Manchester, M4 1AB registered at the Land Registry with title absolute under title number MAN240619. All that leasehold land being Flat 304, 122 High Street, Manchester, M4 1AB registered at the Land Registry with title absolute under title number MAN240732. 	
Title No: MAN240507, MAN240506, MAN240582, MAN240619 and MAN240732 respectively.	
<ol style="list-style-type: none"> This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions). The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount. This Charge secures further advances but the Lender is not obliged to make further advances. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Proprietor for the time being of the charge dated <<this charge>> in favour of Aldermore Bank PLC referred to in the Charges Register". 	
Executed as a Deed by the Chargor acting by:	
Director	Director/Secretary
In the presence of:	
Witness signature	
Name	
Address	
Signed as a Deed on behalf of the Chargor a company incorporated in ISLL LP	
by GABRIEL MICHEL EL-KASSIR	and NICHOLAS VINCENT WALSH
being person who in accordance with the laws of that territory acting under the authority of the Chargor	
Authorised Signatory 	Authorised Signatory 

Signed as a Deed by	on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.