Companies House

MR01(ef)

Registration of a Charge

Company Name: **PIPIK LIMITED**
Company Number: **11324243**

Received for filing in Electronic Format on the: **21/04/2023**

XC1WA068

Details of Charge

Date of creation: **20/04/2023**

Charge code: **1132 4243 0001**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 100 SEAFORD ST, STOKE-ON-TRENT, STAFFS, ST4 2ET, BEING ALL OF THE LAND AND BUILDINGS IN TITLE SF85774, INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

Contains fixed charge(s).

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: **PURE LAW**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11324243

Charge code: 1132 4243 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th April 2023 and created by PIPIK LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st April 2023 .

Given at Companies House, Cardiff on 22nd April 2023

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

Charge given by a corporate (England and Wales) - Full recourse

Borrower:	PIPIK LIMITED - 11324243 - The Cottage, Common Lane, Stone, ST15 0BX		
Mortgagor:	PIPIK LIMITED - 11324243 - The Cottage, Common Lane, Stone, ST15 0BX		
Lender:	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)		
The Property:	**Description**	**Class of Title**	**Title Number**
1.	100 Seaford St, Stoke-on-trent, Staffs, ST4 2ET and as more particularly described at the Land Registry: 100 Seaford Street, Stoke-On-Trent (ST4 2ET)	Freehold Title Absolute	SF85774

1. **By THIS DEED** of **LEGAL CHARGE**, dated 20th April 2023

The Mortgagor charges with full title guarantee and as a continuing security:-

(a) the Property described above by way of legal mortgage; and

(b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

(i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and

(ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.

2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).

3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry

of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [20/4/23] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

THIS CHARGE has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE

WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

Mortgagor
EXECUTED AS A DEED by
PIPIK LIMITED acting by
Mark Andrew Rushton, a director:

.....
(Director signature)

in the presence of:

Witness:	..... (signature of witness)
Name:	DENNI-JENAI RICHARDS (block capitals)
Address:	172-174 NANTWICH ROAD CREWE, CHESHIRE, CW2 6BW .....

Lender
Signed by
Shawbrook Bank Limited
acting by its attorney

Nicholas Hayes Solicitor
Pure Law LLP
Arcadia House
Warley Hill Business Park
The Drive, Brentwood, CM13 3BE