



**Registration of a Charge**

Company name: **S. & D. PROPERTIES (INVESTMENTS) LIMITED**

Company number: **SC126359**



X6L1H9OQ

Received for Electronic Filing: **11/12/2017**

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**Details of Charge**

Date of creation: **07/12/2017**

Charge code: **SC12 6359 0004**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 12 NORTH JUNCTION STREET, EDINBURGH, EH6 6HN BEING THE NORTHMOST SHOP PREMISES OF THE TENEMENT 6, 8, 10 AND 12 NORTH JUNCTION STREET REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER IV1ID177751**

**Contains negative pledge.**

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**Authentication of Form**

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

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**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:

**JC FRASER**



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

Company number: 126359

Charge code: SC12 6359 0004

The Registrar of Companies for Scotland hereby certifies that a charge dated 7th December 2017 and created by S. & D. PROPERTIES (INVESTMENTS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th December 2017 .

Given at Companies House, Edinburgh on 12th December 2017

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

# **BANK OF SCOTLAND**

**STANDARD SECURITY**

**by**

**S&D Properties (Investments) Limited**

**in favour of**

**BANK OF SCOTLAND PLC**

**Property:**

12 North Junction Street  
Edinburgh  
EH6 6HN

**IMPORTANT NOTICE:** We recommend that you consult your solicitor or other independent legal adviser before signing this document.

## **STANDARD SECURITY**

In this **STANDARD SECURITY** the words listed below have the following meanings:-

- BoS:** **BANK OF SCOTLAND PLC** incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.
- Borrower:** **S&D Properties (Investments) Limited** incorporated in Scotland under the Companies Acts (Company Number SC126359) and having their Registered Office at Suite 1/1, 79 West Regent Street, Glasgow, G2 2AW
- Property:** 12 North Junction Street, Edinburgh, EH6 6HN  
as more fully described in Part 1 of the Schedule.  
Title Number: MID177751
- Deed of Conditions:** The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.
- Schedule:** The Schedule in three Parts annexed and signed as part of this Standard Security.
- Secured Liabilities:** has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.

6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.
8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is Level 5, 110 St Vincent Street, Glasgow, G2 5ER

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed as follows:-

Subscribed for and on behalf of S&D Properties (Investments) Limited

by

[Redacted Signature]

~~\*Authorised Signatory/Director/Company Secretary~~

CAROLINE SWAN

Full Name of Signatory (Please Print)

at GLASGOW

on 07/11/17

before

[Redacted Signature]

Witness (Signature)

PETER CLANCEY

Witness Name (Please Print)

SOLICITORS

Witness Address

GEORGE HOUSE

30 NORTH MANOVER STREET

~~\*Please delete as applicable~~

*[Please remember to execute the Schedule]*

**Schedule referred to in the foregoing Standard Security by S&D Properties (Investments) Limited in favour of Bank of Scotland plc**

**PART 1**

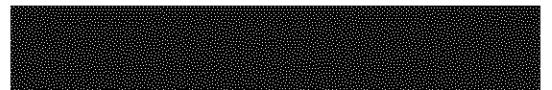
ALL and WHOLE the subjects known as and forming 12 North Junction Street, Edinburgh, EH6 6HN being the northmost shop premises of the tenement 6, 8, 10 and 12 North Junction Street registered in the Land Register of Scotland under Title Number MID177751

**PART 2**

NONE

**PART 3**

Lease between Marion Baxter and Abdul Bradost dated 16 July 2005



*[To be executed by the Borrower]*