



Registration of a Charge

Company name: **S LUCA OF MUSSELBURGH LIMITED**

Company number: **SC296882**



X3JWCLYR

Received for Electronic Filing: **03/11/2014**

Details of Charge

Date of creation: **27/10/2014**

Charge code: **SC29 6882 0003**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING NUMBERS
32 TO 38 HIGH STREET, MUSSELBURGH BEING REGISTERED IN THE
LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID156489**

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 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: **MORTON FRASER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 296882

Charge code: SC29 6882 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 27th October 2014 and created by S LUCA OF MUSSELBURGH LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd November 2014 .

Given at Companies House, Edinburgh on 4th November 2014

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**

Standard Security
Individual/Company/LLP

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	S Luca of Musselburgh Limited, Company Number SC296882, and having their registered office at 32/34, High Street, Musselburgh, East Lothian EH21 7AG.
Bank:	The Royal Bank of Scotland plc, Company Number SC90312, Corporate Documentation & Operations, 2 nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.
Property:	<p>ALL and WHOLE the subjects known as and forming Numbers 32 to 38 High Street, Musselburgh in the County of Midlothian shown delineated in red and partly shaded blue and partly shaded orange on Plan 1 annexed and signed as relative hereto comprising ALL and WHOLE (Firstly) those subjects lying on the south side of the High Street of the Burgh of Musselburgh in the said County more particularly described in, disposed by and coloured pink on the plan annexed and signed as relative to Disposition by the Trustees of George Aitken in favour of Luca Scappaticcio and others dated 7, 10 and 11 March 1958 and recorded in the Division of the General Register of Sasines applicable to the County of Midlothian on 20 March 1958, and (Secondly) those subjects once known as Numbers 36 and 38 High Street, in the said Burgh and County being the subjects described in, disposed by and coloured pink on the plan annexed and signed as relative to Disposition by the Trustees of John Downie in favour of Luca Scappaticcio and others dated 13 December 1947 and recorded in the said Division of the General Register of Sasines on 19 December 1947, BUT EXCEPTING FROM the said subjects (One) ALL and WHOLE that first floor flatted dwellinghouse known as 34 High Street, Musselburgh being the subjects registered in the Land Register of Scotland under Title Number MID133593, (Two) ALL and WHOLE that end terrace dwellinghouse known as 34/3 High Street, Musselburgh together with the areas of ground effeiring thereto being the subjects registered in the Land Register of Scotland under Title Number MID133592, (Three) ALL and WHOLE that first floor flatted dwellinghouse known as 34/1 High Street, Musselburgh in the said County, the solum of which is shown hatched in red on Plan 2 annexed and signed as relative hereto, and (Four) ALL and WHOLE that first floor flatted dwellinghouse known as 34/2 High Street, Musselburgh in the said County, the solum of which is shown hatched in red on Plan 3 annexed and signed as relative hereto; Which subjects hereby secured are so secured together with (One) the whole buildings and other erections on the said subjects hereby secured; (Two) the fittings and fixtures therein and thereon and the parts, privileges and pertinents effeiring thereto; (Three) the whole rights, whether servitude, common, mutual and exclusive and others including without prejudice to the foregoing generality those more particularly described in the Deed of Conditions by the said Tino Luca as trustee for the Firm of S. Luca with consent dated 26 January 2011 and recorded in the said Division of the General Register of Sasines on 31 January 2011 and including (a) a right in common to the Common Parts (34) as more particularly defined and described in the said Deed of Conditions along with the proprietor of the said first floor flatted dwellinghouse known as 34 High Street, Musselburgh,</p>

	and (b) a right in common to the Common Parts (34/3) as more particularly defined and described in the said Deed of Conditions along with the proprietor of the said end terrace dwellinghouse known as 34/3 High Street, Musselburgh; and (Four) the Owner's whole right, title and interest therein and thereto.
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms.
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security.

1 Obligations

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The Obligations are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an Other Person)) and all obligations under this standard security and include:

- 1.1.1 Interest at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

- 1.2 A Certificate signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions


The Owner agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution.
This standard security is executed as follows:-



Signature of director/secretary/authorised
signatory/witness

YOLANDA LUCA

Full name of above (print)

As authorised signatory

Address of witness


Signature of director/secretary/authorised
signatory

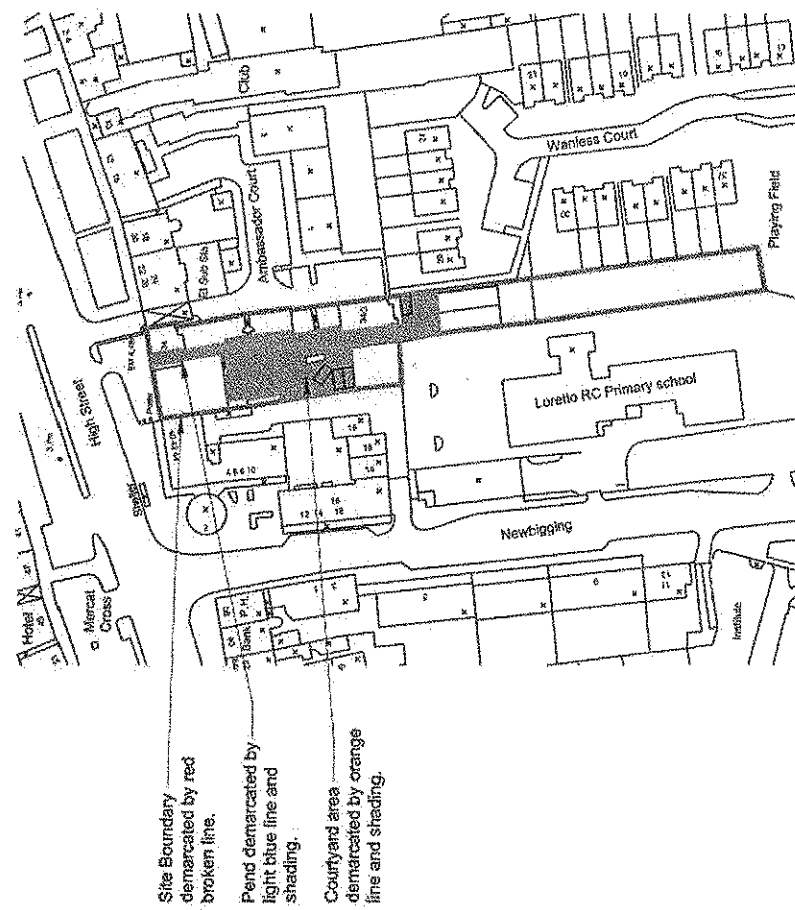
MICHAEL LUCA

Full name of above (print)

13th October 2014

Date of signing

This is Plan 2, referred to in the planning standard query by S. Lenn of Musselburgh Limited in favour of the Royal Bank of Scotland, P.C.



Legend	
Red Line Demarcates Boundary of Whole Site	
Green Line demarcates property pertaining to SALS High Street	
Blue Line demarcates property pertaining to 34 High Street	
Light Blue Line demarcates pend area	
Orange Line demarcates courtyard area.	

Site Plan Scale 1:1250 @ A3

Yolanda Lhuca

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All dimensions to be checked on site prior to construction. Any variations must be reported to the architect/contract administrator.

RISK ASSESSMENT
date: 14/11/11 notes: []

REV	DESCRIPTION	DATE	BY
1	Revised following Client comments.	14/11/11	KL
2	Revised following Client comments.	14/11/11	KL

CLIENT
Morton Fraser
High Street
Musselburgh

DRAWING TITLE
Preliminary
Site, Pend & Courtyard
Boundaries

DRAWING NO.
HBS54/02

SCALE
1:1250

DATE
24/11/11

DRAWN BY
KH

CHECKED BY
KW

HARDIES
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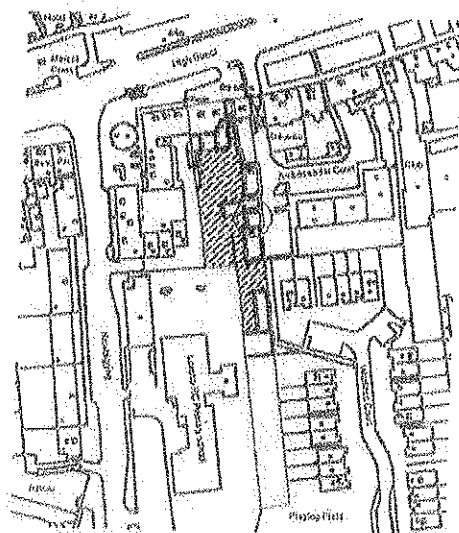
This is the plan referred to in the foregoing Disposition

Address: -34/2 High Street, Musselburgh

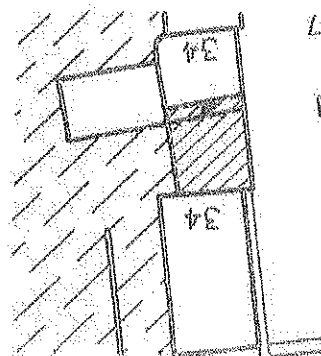
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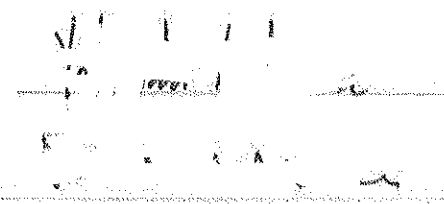
This is Plan 3 referred to in the foregoing Standard Security by S Luca of Musselburgh Limited in favour of The Royal Bank of Scotland PLC



Location Plan Scale 1:2500 @ A4



Flat 34/2 Scale 1:500 @ A4



Red hatching Demarcates 1st floor flat 34/2. Access is from ground floor. Right of Access demarcated by green arrow. Blue hatching demarcates right of access through pend and courtyard. Boundary of site demarcated by red broken line.

This plan has been prepared following an accurate on-site survey.



Hardies
PROPERTY & CONSTRUCTION CONSULTANTS

19 South Street
DALKEITH
EH22 1AH

Tel 0131 660 5342 Fax 0131 660 4594
e-mail: dalketh@hardies.co.uk

Scale: - AS SHOWN
Date: 19.02.2007

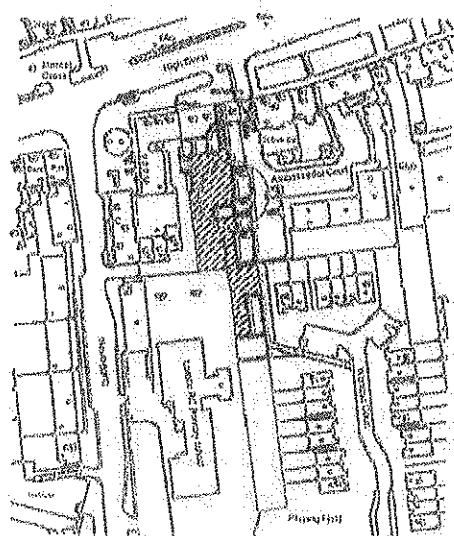
This is the plan referred to in the foregoing Disposition

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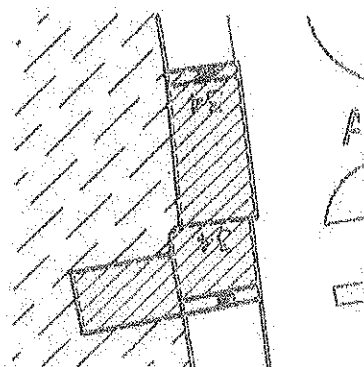
Address: -34/1 High Street, Musselburgh

MB5258/29

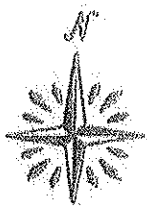
This is Plan 2 referred to in the foregoing Standard Security by & Linn of Musselburgh Limited in favour of The Royal Bank of Scotland PLC



Location Plan 1:2500 @ A4



Flat 34/1 Scale 1:500 @ A4



Red hatching Demarcates 1st floor flat 34/1. Entrance to flat is from ground floor. Entrance is common for Lucas Restaraunt and store. Right of access to flat is demarcated by green arrow. Blue hatching demonstrates right of access through pend and courtyard.

This plan has been prepared following on accurate on-site survey.



Hardies

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Scale:- AS SHOWN
Date:- 10.02.2007