



Registration of a Charge

Company Name: **BBB PROPERTIES LIMITED**

Company Number: **SC313181**



Received for filing in Electronic Format on the: **09/06/2021**

XA6BCN43

Details of Charge

Date of creation: **08/06/2021**

Charge code: **SC31 3181 0011**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **(FIRST) THE SUBJECTS 108 & 110 COMMERCIAL STREET, DUNDEE AND 11 & 13 ALBERT SQUARE, MEADOWSIDE, DUNDEE REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ANG68547; AND (SECOND) THE SUBJECTS 13 ALBERT SQUARE, MEADOWSIDE, DUNDEE REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ANG69048**

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: **JILL BROCKLEHURST**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 313181

Charge code: SC31 3181 0011

The Registrar of Companies for Scotland hereby certifies that a charge dated 8th June 2021 and created by BBB PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th June 2021 .

Given at Companies House, Edinburgh on 9th June 2021

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**

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BANK OF SCOTLAND

STANDARD SECURITY

by

BBB PROPERTIES LIMITED

in favour of

BANK OF SCOTLAND PLC

Property: 108 & 110 Commercial Street, Dundee DD1 2AJ and 11 & 13 Albert Square,
Meadowside, Dundee DD1 1DD

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:	BBB PROPERTIES LIMITED , a company incorporated in Scotland under the Companies Acts (Company No. SC313181) and having its Registered Office formerly at Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ and now at 26 George Square, Edinburgh EH8 9LD
Property:	108 & 110 Commercial Street, Dundee DD1 2AJ and 11 & 13 Albert Square, Meadowside, Dundee DD1 1DD as more fully described in Part 1 of the Schedule. Title Numbers: ANG68547 & ANG69048
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 Loan Servicing, 5th Floor, 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 by the Borrower as follows:-

SUBSCRIBED for and on behalf of the said

BBB PROPERTIES LIMITED by

GEORGE PATRICK BREWSTER Director
(Print Full Name)

(Signature)

Director

in the presence of:-

[Redacted] Witness

Fraser Morrison Full Name

Solicitor

8 South Tay Street Address
Dundee DD1 1PA

all together at EDINBURGH
on the 31ST day of MAY 2021

Schedule referred to in the foregoing Standard Security by BBB Properties Limited in favour of Bank of Scotland plc

PART 1

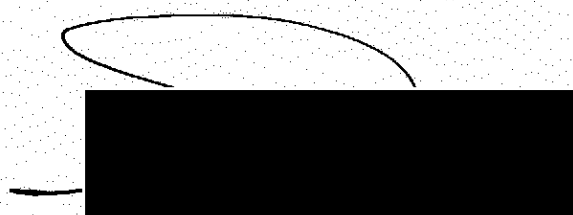
(FIRST) ALL and WHOLE the subjects known as and forming 108 & 110 Commercial Street, Dundee DD1 2AJ and 11 & 13 Albert Square, Meadowside, Dundee DD1 1DD being the whole of the subjects registered in the Land Register of Scotland under Title Number ANG68547; and (SECOND) ALL and WHOLE the subjects known as and forming 13 Albert Square, Meadowside, Dundee DD1 1DD being the whole of the subjects registered in the Land Register of Scotland under Title Number ANG69048.

PART 2

None

PART 3

1. Lease between 3 B's (Scotland) LLP and J&E Shepherd dated 27 November and 12 December 2007
2. Lease between Whiteburn Holdings Limited and J&E Shepherd dated 28 July and 13, 17, 21 and 22 August 2015 and registered in the Books of Council and Session on 10 September 2015.
3. Lease between Whiteburn Holdings Limited and Games Workshop Limited and registered in the Books of Council and Session on 12 February 1996 as subsequently amended by (i) Minute of Extension between Whiteburn Holdings Limited and Games Workshop Limited registered Books of Council and Session on 16th May 2008 (ii) Minute of Extension and Variation of Lease between Whiteburn Holdings Limited and Games Workshop Limited and Games Workshop Group Plc dated 21st January and 1st February 2016 (iii) Rent Review Agreement between BBB Properties Limited and Games Workshop Limited dated 8th and 21st July 2020
4. Lease between Dundee Arcade Property Company Limited and North of Scotland Hydro Electric Board dated 13th May 1976 and registered in the Books of Council and Session on 13th May 1976 and subsequently amended by the Rent Review Agreement between Whiteburn Holding Limited and Scottish and Southern Energy Plc



Director Signature