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Official copy of register of title

Title number WSX297808

Edition date 05.12.2018

- This official copy shows the entries on the register of title on 16 DEC 2024 at 11:13:27.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Dec 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : CHICHESTER

- 1 (28.03.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 31 North Street, Chichester (PO19 1LX).
- 2 (12.10.2009) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (12.10.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WSX330780 in green on the title plan dated 25 August 2009 made between (1) Christopher Francis Russell Purchase and (2) Kevin Charles Nielsen and Joanne Jane Nielsen.

NOTE: Copy filed under WSX330780.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.03.2006) PROPRIETOR: CHRISTOPHER FRANCIS RUSSELL PURCHASE of 31 North Street, Chichester PO19 1LX.
- 2 (28.03.2006) The value as at 28 March 2006 was stated to be between £200,001 and £500,000.
- 3 (30.10.2012) RESTRICTION: No disposition of the registered estate of the land edged blue on the title plan 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 26 September 2012 in favour of Handelsbanken PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (28.03.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 2 (02.10.2012) REGISTERED CHARGE of the land edged blue on the title plan dated 26 September 2012.
- 3 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.
- 4 (15.08.2018) By a Deed dated 17 July 2018 made between (1) Christopher Francis Russell Purchase (2) The Sussex Food Co Limited and (3) Nicholas Sutherland and Timothy Vaughan the terms of the lease dated 18 August 2016 of Ground Floor, 31 North Street referred to in the schedule of leases hereto were varied.

NOTE 1: Copy Deed filed under WSX385649.

NOTE 2: The proprietor of the registered charge dated 26 September 2012 of the landlords title number WSX297808 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|------------------------------------------------|----------------|
| 1 | 10.11.2008 1 (part of) | Ground and First Floor Premises | 02.10.2008 From 22.9.2008 to 24.9.2023 | WSX323934 |
| 2 | 04.11.2016 Edged and numbered 1 (part of) and 2 in blue | 31 North Street (Ground and basement floors) | 18.08.2016 10 years beginning on 10.10.2016 | WSX385649 |
| NOTE: See entry in the Charges Register relating to a Deed of variation dated 17 July 2018 | | | | |

End of register