



Registration of a Charge

Company name: **SPIKE ESTATES LIMITED**

Company number: **03615628**

Received for Electronic Filing: **04/06/2019**



X86XGPLT

Details of Charge

Date of creation: **03/06/2019**

Charge code: **0361 5628 0022**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **THE FREEHOLD PROPERTY BEING LAND AND BUILDINGS LYING TO THE SOUTH-WEST SIDE OF MARKET STREET, MILNSBRIDGE, HUDDERSFIELD REGISTERED AT HM LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER WYK196554 AND FOUR FURTHER PROPERTIES FOR FULL DETAILS OF WHICH PLEASE REFER TO THE INSTRUMENT**

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: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3615628

Charge code: 0361 5628 0022

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd June 2019 and created by SPIKE ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th June 2019 .

Given at Companies House, Cardiff on 5th June 2019

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

MORTGAGE DEED (Corporate)

Account Number: Y0000098885		Date: 3 June 2019
Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ		
Mortgage Conditions: The Aldermore Bank PLC Commercial Mortgage Conditions 2011		
Full Name(s) of Chargor(s) : Spike Estates Limited (Company Registration No: 03615628) whose registered office is 139 Manchester Road, Clifton, Swinton, Manchester M27 8PH		
Property : <ol style="list-style-type: none"> All that freehold property being land and buildings lying to the South-West side of Market Street, Milnsbridge, Huddersfield registered at HM Land Registry with title absolute under title number WYK196554 All that freehold property being 3 Market Street, Milnsbridge, Huddersfield registered at HM Land Registry with title absolute under title number WYK196560 All that leasehold property being Land and Buildings lying to the South-West of Market Street, Milnsbridge, Huddersfield registered at HM Land Registry with title good leasehold under title number WYK4947 All that leasehold property being land and buildings on the South side of Market Street registered at HM Land Registry with title good leasehold under title number WYK38326 Part of the freehold property being land and buildings on the South east side of New Street and land and buildings to the north of Shaw Lane registered with freehold title 		
Title No: WYK196554, WYK196560, WYK4947 and WYK38326, absolute under title number WYK200725 KSL and WYK200725		
<ol style="list-style-type: none"> This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions). The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount. This Charge secures further advances but the Lender is not obliged to make further advances. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Proprietor for the time being of the charge dated in favour of Aldermore Bank PLC referred to in the Charges Register". 		
Executed as a Deed by the Chargor acting by:		
Director	Director/Secretary	
In the presence of:		
Witness signature	David Amies	
Name	Solicitor	
Address	RIDLEY & HALL LEGAL LTD	
	35, Market street,	
	Huddersfield HD1 2HL	
Signed as a Deed on behalf of the Chargor a company incorporated in		
by	and	
being person who in accordance with the laws of that territory acting under the authority of the Chargor		
Authorised Signatory	Authorised Signatory	

Signed as a Deed by	on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.