



**Registration of a Charge**

Company name: **AMBER TAVERNS LIMITED**

Company number: **05335601**

Received for Electronic Filing: **24/09/2019**



X8EPK7KI

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**Details of Charge**

Date of creation: **20/09/2019**

Charge code: **0533 5601 0196**

Persons entitled: **GLAS TRUST CORPORATION LIMITED**

Brief description: **THE FREEHOLD PROPERTY BEING 117 HIGH STREET, BROMSGROVE, B61 8AA TO BE REGISTERED OUT OF LAND REGISTRY TITLE NUMBER WR60443 AND EDGED RED ON THE PLAN ANNEXED TO THE INSTRUMENT.**

**Contains fixed charge(s).**

**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:

**LAUREN BURTON (SOLICITOR, DWF LAW LLP)**



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

Company number: 5335601

Charge code: 0533 5601 0196

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th September 2019 and created by AMBER TAVERNS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th September 2019 .

Given at Companies House, Cardiff on 25th September 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

Dated 20 September 2019

- (1) Amber Taverns Limited
- (2) GLAS Trust Corporation Limited

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**Supplemental Legal Mortgage**

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Relating to the freehold property known as 117-~~121~~ High Street, Bromsgrove, B61 8AA to be registered out of HM Land Registry under Title Number WR60443

*duf.*

THIS DEED is dated

20 September

2019 between:

- (1) **Amber Taverns Limited** of The Victory Offices, 112 Victory Road, Blackpool, Lancashire FY1 3NW and registered in England and Wales with company number 05335601 (the "**Chargor**"); and
- (2) **GLAS Trust Corporation Limited** as agent and trustee for itself and each of the Secured Parties (as defined in the Senior Facilities Agreement which is defined in the Debenture) (the "**Security Agent**").

## BACKGROUND

- (A) This Supplemental Legal Mortgage is supplemental to a debenture dated 27 October 2017, made between, amongst others, Amber Taverns Limited (the "**First Chargor**"), the Chargor and the Security Agent (the "**Debenture**").
- (B) This is a Secured Finance Document (as defined in the Debenture).
- (C) The Security Agent holds the benefit of this Supplemental Legal Mortgage, including the security created and other rights granted in it on trust for the Secured Parties (as defined in the Senior Facilities Agreement).
- (D) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

IT IS AGREED as follows:

### 1 Interpretation

#### 1.1 Definitions

In this Deed:

"**Property**" means

- (a) the property specified in Schedule 1 (*Details of Property*);
- (b) any buildings, fixtures, fittings, fixed plant or machinery from time to time situation on or forming part of such property; and

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- (c) any proceeds of sale and all rights, powers, benefits, warranties and guarantees given or implied in relation to the property including all rights under any agreement for sale, agreement for lease or licence.

## 1.2 Interpretation

- 1.2.1 Save as provided in Clause 2 (*Incorporated Provisions*) or otherwise defined in this Supplemental Legal Mortgage, capitalised terms defined in the Debenture shall have the same meaning in this Supplemental Legal Mortgage.
- 1.2.2 The provisions of Clause 1 (*Interpretation*) of the Debenture apply to this Supplemental Legal Mortgage (including the provisions incorporated herein by Clause 2 (*Incorporated Provisions*)) as if expressly set out herein, *mutatis mutandis*, with each reference to the deed therein being deemed to be a reference to this Supplemental Legal Mortgage.
- 1.2.3 The terms of the other Secured Finance Documents (as defined in the Debenture) are incorporated in this Supplemental Legal Mortgage to the extent required to ensure that any purported disposition of the Property contained in this Supplemental Legal Mortgage is a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- 1.2.4 If the Security Agent reasonably considers that an amount paid by the Chargor or any other person to a Secured Party is capable of being avoided or otherwise set aside on the liquidation or administration of the Chargor or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Supplemental Legal Mortgage.

## 2 Incorporated provisions

- 2.1 For the avoidance of doubt and without prejudice to the generality of the foregoing Clauses, the provisions of the Debenture apply in relation to the Property to the extent that the same apply to the Property (as defined in the Senior Facilities Agreement) and (so far as necessary to make them apply to and be enforceable in relation to the Property) they shall be deemed to be incorporated into this Supplemental Legal

Mortgage, *mutatis mutandis*, as though set out in full herein with each reference therein to:

2.1.1 **Debenture** being deemed to be a reference to this Supplemental Legal Mortgage; and

2.1.2 **Schedule 2** being deemed to be a reference to the Schedule to this Supplemental Legal Mortgage.

### **3 Fixed Security**

3.1 The Chargor charges as continuing security for payment and discharge of the Secured Liabilities, with full title guarantee all right, title and interest from time to time by way of first legal mortgage, the Property.

### **4 Application to the Land Registry**

4.1 The Chargor consents to an application being made to the Land Registry to enter the following restriction in the Proprietorship register of any property which is, or is required to be, registered forming part of the Property:

"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 GLAS Trust Corporation Limited referred to in the charges register or, if appropriate, signed on such proprietor's behalf by its duly authorised office."

and, where applicable, notice of an obligation to make further notices.

### **5 Continuation**

5.1 Except insofar as supplemented hereby, the Debenture will remain in full force and effect.

5.2 References in the Debenture to "this deed", "hereof", "hereunder" and expressions of similar import shall be deemed to be references to the Debenture as amended by this Supplemental Legal Mortgage and to this Supplemental Legal Mortgage.

- 5.3 This Supplemental Legal Mortgage is supplemental to the Debenture. On and from the date of Supplemental Legal Mortgage the Supplemental Legal Mortgage and the Debenture shall be read and construed as one document and in particular the definition of "Property" in the Senior Facilities Agreement shall include the Property described in the Schedule hereto.

**6 Third party rights**

- 6.1 A person who is not a party to this Deed has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed.

**7 Governing law**

- 7.1 This Deed is governed by English law.

**8 Counterparts**

- 8.1 This Deed may be executed in any number of counterparts, each of which shall be deemed an original and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed. Any party may enter into this Mortgage by signing any such counterpart.

**THIS DEED** has been entered into as a deed on the date stated at the beginning of this Deed.



### SCHEDULE 1

The freehold property shown edged in red on the plan annexed hereto being 117-~~121~~ High Street, Bromsgrove, B61 8AA to be registered out of HM Land Registry with Title Number WR60443 pursuant to a Transfer of Part dated 20 September 2019 and made between (1) Retail Property Investments Limited and (2) Amber Taverns Limited.

*def.*

## **EXECUTION**

### **The Chargors**

#### **Amber Taverns Limited**

Executed as a deed by  
a director

#### **Director**

in the presence of: *Sadie Harvey*

Witness Signature:

Witness Name: *Sadie Harvey*

Witness Address:

Witness Occupation:

### **The Security Agent**

**SIGNED** by

For and on behalf of

**GLAS TRUST CORPORATION LIMITED**

By:

Address: 45 Ludgate Hill, London EC4M 7JU, United Kingdom

Fax: +44 (0)20 3070 0113

Email: [tmq@glas.agency](mailto:tmq@glas.agency)

Attention: Transaction Management Group

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All dimensions shall be verified by the Contractor on the ground prior to construction. The Contractor shall be responsible for any discrepancies between the drawings and the ground. Any discrepancies shall be reported to the Architect immediately. The Contractor shall be responsible for any discrepancies between the drawings and the ground. Any discrepancies shall be reported to the Architect immediately.



1 Land Registry - Unit 1  
1 : 200

0 to 20 m  
DRAWING SCALE 1:200

REV	DATE	COMMENT
5	11.09.2019	Amended plans with Client request.
4	10.04.2019	Car parking demarcated.
3	10.04.2019	Amendments to concrete boundaries.
2	10.04.2019	Amendments to concrete boundaries.
1	11.04.2019	Rev. Final Agreement. Approved.

☐ CONCEPT ☐ PLANNING ☐ BUILDING CONTROL  
☒ COMMENT ☐ TENDER ☐ CONSTRUCTION

UNIT 4  
BOTANIC ESTATE  
198 EDGE LANE  
L7 9PL  
T: 0151 229 4666  
E: [info@dvarchitects.co.uk](mailto:info@dvarchitects.co.uk)  
CLIENT: Mr A. Helpen

**dv**  
ARCHITECTS

PROJECT:  
High Street, Bromsgrove

DRAWING:  
Land Registry - Plan 4

PROJECT N°	DRAWING N°	REV	SCALE	DATE
1517	LR 0004	5	1 : 200	10.04.2019