



**Registration of a Charge**

Company name: **THE PORTLAND HOUSE GROUP LIMITED**

Company number: **06041418**



X9H530BU

Received for Electronic Filing: **04/11/2020**

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**Details of Charge**

Date of creation: **04/11/2020**

Charge code: **0604 1418 0025**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **FLAT 4, 22 BOURNE AVENUE, SALISBURY, SP1 1LS 72 GARFIELD ROAD, LONDON, SW19 8SB FLAT 3, 39 OSSINGTON STREET, LONDON, W2 4LY WYVERN, BESOMER DROVE, LOVER, SALISBURY, SP5 2PN 40 RUNSWICK DRIVE, WOLLATON, NOTTINGHAM, NG8 1JD 105 CLARENDON DRIVE, LONDON, SW15 1AN 68 WALPOLE ROAD, BROMLEY, BR2 9SF 3 ST. DAVID'S ROAD, PRESTON, LANCS, PR1 6NB 73 CHICKERELL ROAD, WEYMOUTH, DT4 0BW 43A NORTH STREET, WAREHAM, BH20 4AD**

**Contains fixed charge(s).**

**Contains floating 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: **HILL DICKINSON LLP**



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

Company number: 6041418

Charge code: 0604 1418 0025

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th November 2020 and created by THE PORTLAND HOUSE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th November 2020 .

Given at Companies House, Cardiff on 5th November 2020

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



**LEGAL CHARGE**

**by**

**THE PORTLAND HOUSE GROUP LIMITED**

**AND**

**BANK OF SCOTLAND PLC**

**Form of Charge filed at H M Land Registry under reference MD1077M**

**IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.**

This **LEGAL CHARGE** is made the <sup>th</sup> 4 day of November 2020

**BETWEEN:**

- (1) **The Borrower:** as described in the Schedule below
- (2) **BoS:** **BANK OF SCOTLAND PLC** incorporated under the Companies Act and having its Registered Office at The Mound, Edinburgh EH1 1YZ including those deriving any title or interest from it, as defined in the Conditions.

**IT IS AGREED IN THIS DEED as follows:**

1. In this Charge the following words have the meanings set out below:-
  - "BoS" means Bank of Scotland plc
  - "Conditions" means BoS's Commercial Charge Conditions (2007 Edition);
  - "Secured Liabilities" and "Rental Sums" have the same meanings as in the Conditions;
  - "Property" means the property described in the Schedule below.
2. The Borrower agrees to pay to BoS the Secured Liabilities when BoS demands in writing.
3. The Borrower with full title guarantee charges to BoS as security for the Secured Liabilities:-
  - 3.1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property;
  - 3.2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property;
  - 3.3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge;
  - 3.4 by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities;
  - 3.5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge; and
  - 3.6 if the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.
4. All of the provisions of the Conditions shall be deemed to apply to this Charge as though they were set out here in full.

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Form of Charge filed at H M Land Registry under reference MD1077M.

5. If the title to the Property is registered at H.M. Land Registry, the Borrower applies to the Chief Land Registrar to enter upon the register of title to the Property a restriction that 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 the Bank of Scotland plc referred to in the charges register.
6. The Borrower confirms that it has received a copy of the Conditions.
7. This Charge shall take effect as a Deed.
8. A person who is not a party to this Charge shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Charge.
9. This Charge shall be governed by and construed in accordance with English Law.

**IN WITNESS** this Charge has been executed as a Deed and delivered on the date at the top of this Charge.

#### **THE SCHEDULE**

(A) **"The Borrower"** means The Portland House Group Limited

06041418

of 68, Grafton Way, London, W1T 5DS

(B) **"Property"** means the freehold/leasehold properties known as:

Flat 4, 22, Bourne Avenue, Salisbury, SP1 1LS registered under title number WT207421 (Leasehold)

72, Garfield Road, London, SW19 8SB as registered under title number SGL56377 (Freehold)

Flat 3, 39 Ossington Street, London, W2 4LY as registered under title number BGL69731 (Leasehold)

Wyvern, Besomer Drove, Lover, Salisbury, SP5 2PN as registered under title number WT292856 (Freehold)

40 Runswick Drive, Wollaton, Nottingham, NG8 1JD as registered under title number NT487282 (Freehold)

105 Clarendon Drive, London, SW15 1AN as registered under title number SGL70930 (Freehold)

68 Walpole Road, Bromley, BR2 9SF as registered under title number SGL697439 (Freehold)

3 St. David's Road, Preston, Lancs, PR1 6NB as registered under title number LA440199 (Leasehold)

73 Chickerell Road, Weymouth, DT4 0BW as registered under title number DT307516 (Freehold)

43A North Street, Wareham, BH20 4AD as registered under title number DT454782 (Freehold)

SIGNED as a Deed by  
The Portland House Group Limited acting by  
a director in the presence of



Witness' signature .....

Witness' name ..... / PETER BROWN

As witness to the execution of this Deed, the undersigned

.....

SIGNED as a Deed by  
The Portland House Group Limited  
acting by:

Director: .....

Director/Secretary: .....

100  
100  
100

SIGNED as attorney for BoS by:

Signature: .....

Name: .....

Designation: .....

Address of BoS for registration and service

**Bank of Scotland plc  
Credit Fulfilment  
Level 5  
110 St Vincent Street  
Glasgow  
G2 5ER**