



Registration of a Charge

Company name: **BEDS & BARS (UK) LIMITED**

Company number: **06806072**



X9CRR TCA

Received for Electronic Filing: **02/09/2020**

Details of Charge

Date of creation: **01/09/2020**

Charge code: **0680 6072 0002**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **ALL AND WHOLE THE TENANT'S INTEREST IN THE LEASE BETWEEN THE CITY OF EDINBURGH COUNCIL AND THE PROPRIETOR DATED ON OR AROUND THE DATE HEREOF AND ABOUT TO BE REGISTERED IN THE LAND REGISTER OF SCOTLAND OF ALL AND WHOLE THE GROUND FLOOR AND FIRST FLOOR SUBJECTS KNOWN AS AND FORMING 32 MARKET STREET, EDINBURGH, BEING THE SUBJECTS SHOWN DELINEATED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THE INSTRUMENT AND MORE PARTICULARLY DESCRIBED IN THE SAID LEASE**

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: **JC FRASER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6806072

Charge code: 0680 6072 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st September 2020 and created by BEDS & BARS (UK) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd September 2020 .

Given at Companies House, Cardiff on 3rd September 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

STANDARD SECURITY

by

Beds & Bars (UK) Limited

in favour of

HSBC UK Bank plc

Property: 32 Market Street, Edinburgh

IMPORTANT - PLEASE READ THE FOLLOWING NOTE BEFORE SIGNING THIS STANDARD SECURITY

This document is a Standard Security over the Property described overleaf on the terms set out in the separate document called the HSBC UK Bank plc Scottish Commercial Security Conditions (2018 edition).

- HSBC UK Bank plc will hold this Standard Security as security for the debts and/or the other liabilities to HSBC UK Bank plc as set out in this Standard Security. What this means is that both present and future debts, together with the other liabilities set out in this Standard Security, are secured by this Standard Security.
- If any of the debts and/or the other liabilities are not paid when due, HSBC UK Bank plc can sell the Property and put the money from the sale towards the debts and/or the other liabilities.
- The debts may include overdrafts, loans or money due under any other facilities that HSBC UK Bank plc has granted to you or grants to you in the future. They may also include any liabilities under any guarantee or indemnity that you have given, or may give in the future, to HSBC UK Bank plc, for example, agreements to be responsible for the debts of another customer or for liabilities incurred by HSBC UK Bank plc on your behalf.
- This Standard Security is separate from, and not limited by, any other security or guarantee which may already have been given to HSBC UK Bank plc or which may be given in the future.
- This Standard Security and the Scottish Commercial Security Conditions contain other terms which affect you.

This Standard Security is an important legal document. HSBC UK Bank plc strongly recommends that you seek the advice of your solicitor or other legal adviser before signing this Standard Security.

STANDARD SECURITY

In this Standard Security the words listed below have the following meanings:

Bank:	HSBC UK BANK plc , a company incorporated under the Companies Acts (Company Number 09928412) and having a place of business at Securities Processing Centre, P O Box 6304, Coventry CV3 9JY and its successors and assignees.
Proprietor:	BEDS & BARS (UK) LIMITED a company incorporated under the Companies Acts (Company Number 06806072) and having its Registered Office at 1d Colet Gardens, Hammersmith, London, W14 9DH.
Debt:	<p>All money and liabilities whatever, whenever and however incurred, whether now or in the future due, or becoming due, from the Proprietor to the Bank. This includes, but is not limited to:</p> <ul style="list-style-type: none">(a) overdrafts, personal and other loans or facilities and further advances of money;(b) guarantees and indemnities to the Bank and any of the Proprietor's contingent liabilities;(c) discount, commission and other lawful charges and expenses;(d) interest in accordance with any agreement between the Proprietor and the Bank and, if there is no agreement, interest on any money and liabilities due from the Proprietor at an annual rate of 3% above the Bank of England base rate from time to time computed and compounded monthly and/or according to the Bank's then current practice. Interest as above applies before and after any demand or judgement;(e) money agreed to be paid under paragraph 14 of the Scottish Commercial Security Conditions.
Property	<p>32 Market Street, Edinburgh</p> <p>as more fully described in Part 1 of the Schedule.</p>
Schedule	The Schedule (in three parts) annexed to this Standard Security.
Scottish Commercial Security Conditions:	The Scottish Commercial Security Conditions (2018 edition) dated 27 June 2018 and registered in the Books of Council and Session on 29 June 2018 and any variation or extension of those Conditions. Words defined in the Scottish Commercial Security Conditions have the same meaning in this Standard Security.

1. The Proprietor undertakes to pay and discharge the Debt to the Bank.
2. The Proprietor undertakes to comply fully with the Scottish Commercial Security Conditions, the terms of which are incorporated into this Standard Security. The Proprietor acknowledges having received a copy of the Scottish Commercial Security Conditions.
3. The Proprietor, in security for the Debt, hereby grants a Standard Security in favour of the Bank 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 Scottish Commercial Security 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 Proprietor grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases (if any) of the Property detailed in Part 3 of the Schedule.
7. A certificate signed by any manager or officer of the Bank as to the amount of the Debt or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor.
8. The Proprietor consents to the registration of this Standard Security and of any certificate referred to above for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page and the Schedule annexed are executed by the Proprietor as follows:

AT LONDON

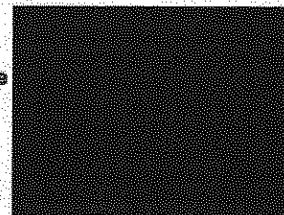
ON 25 JULY 2020

By

Please remember to sign the Schedule

E1.176075 PUBLIC
Standard Security - Company - Direct

MOBINA RAMA
Company Secretary
10 COLLET GARDENS
LONDON



Director.

KEITH CHARLES
KNOWLES

This is the Schedule referred to in the foregoing Standard Security by Beds & Bars (UK) Limited in favour of HSBC UK Bank plc

PART 1

Description of the Property secured in favour of the Bank

ALL and WHOLE the tenant's interest in the Lease between The City of Edinburgh Council and the Proprietor dated on or around the date hereof and about to be registered in the Land Register of Scotland of ALL and WHOLE the ground floor and first floor subjects known as and forming 32 Market Street, Edinburgh, being the subjects shown delineated in red on the plan annexed and executed as relative hereto and more particularly described in the said Lease

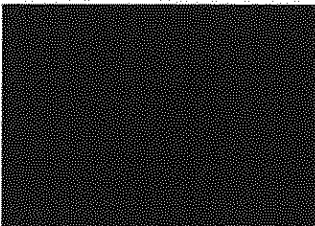
PART 2

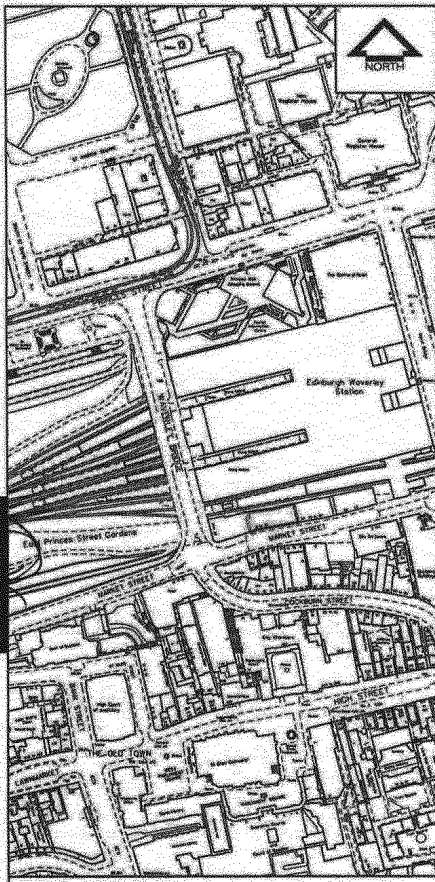
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PART 3

none

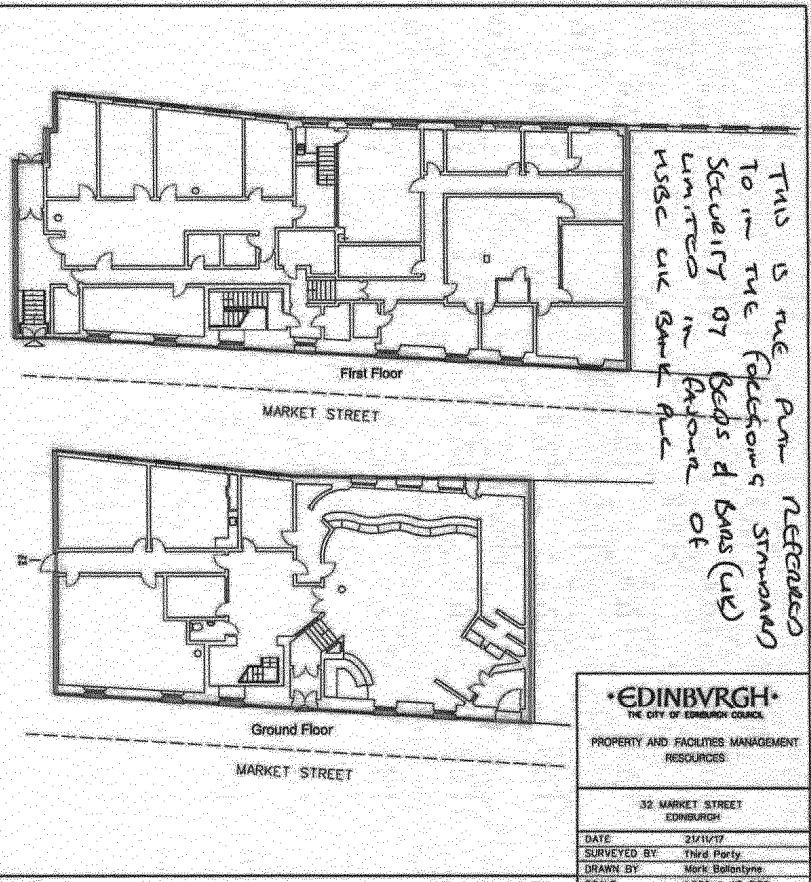

company secretary


Director



LOCATION PLAN

SCALE 1:2500



SITE PLAN

SCALE 1:200

THIS IS THE PLAN REFERRED
TO IN THE FOLLOWING STANDARD
SECURITY OF BEDS & BANS (UK)
LIMITED IN AROUND OF
HSC UK BANK PLC

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

32 MARKET STREET
EDINBURGH

DATE	21/11/17
SURVEYED BY	Third Party
DRAWN BY	Mark Bellentyne
SCALE	1:200 @ A3 SIZE
REG. NO.	A3/1866

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