



**Registration of a Charge**

Company Name: **ST JAMES INVESTMENT ASSETS LIMITED**

Company Number: **09342452**



XCFS68BE

Received for filing in Electronic Format on the: **07/11/2023**

**Details of Charge**

Date of creation: **01/11/2023**

Charge code: **0934 2452 0039**

Persons entitled: **CLYDESDALE BANK PLC**

Brief description:

**Contains fixed charge(s).**

**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: **PINSENT MASONS LLP**



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

Company number: 9342452

Charge code: 0934 2452 0039

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st November 2023 and created by ST JAMES INVESTMENT ASSETS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th November 2023 .

Given at Companies House, Cardiff on 8th November 2023

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

**ASSIGNATION OF RENTS**

by

**ST JAMES INVESTMENT ASSETS LIMITED**

in favour of

**CLYDESDALE BANK PLC (TRADING AS VIRGIN MONEY)**

In this Assignment of Rents except so far as the context otherwise requires the following terms and expressions shall have the meanings set out below:

**"this Assignment of Rents"** means this deed, as from time to time amended, supplemented and/or varied and any document made pursuant or supplemental hereto;

**"Bank"** means Clydesdale Bank PLC (trading as Virgin Money) incorporated in Scotland under the Companies Acts (Company Number SC001111) and having its Registered Office at 30 St Vincent Place, Glasgow, G1 2HL

**"The Charging Company"** means **ST JAMES INVESTMENT ASSETS LIMITED** incorporated as a company under Companies Act (Company Number 09342452) and having its Registered Office at 17 Lichfield Street, Stone, Staffordshire, England, ST15 8NA;

**"Facilities Agreement"** means the facility agreement dated 17 June 2016 made between (amongst others) the Charging Company and the Bank as previously amended and restated on 4 July 2017 and 14 May 2021 and as further amended and restated on or around the date hereof and as further amended, supplemented novated or restated from time to time;

**"Finance Document"** has the meaning given to it in terms of the Facilities Agreement;

**"Lease"** means the lease of the Property more particularly described in Part 2 of the Schedule;

**"Property"** means the subjects more particularly described in Part 1 of the Schedule; Together with (i) the whole buildings and others erected thereon; (ii) the parts, privileges and pertinents thereof; (iii) the whole rights of property, rights exclusive, mutual and common and the whole other rights so far as effeiring thereto; and (iv) the Charging Company's whole right, title and interest present and future therein and thereto;

**"Secured Liabilities"** means all present and future obligations and liabilities (whether actual or contingent) and whether owed jointly and severally or alone or in any other capacity whatsoever) of the Charging Company to the Bank under each Finance Document;

**"Schedule"** means the schedule annexed and executed as relative hereto;

**"Tenants"** means the tenants under the Lease and their successors whomsoever;

- 1.1 words and expressions defined in the Facilities Agreement shall, save as otherwise defined herein, bear the same meanings in this Assignment of Rents, but so that, so far as the context admits, the following expressions shall have the respective meanings ascribed to them.
- 1.2 a reference to a clause or schedule shall mean and refer to a clause of or Schedule to this Assignment of Rents.
- 1.3 references to the masculine gender include the feminine and neuter genders and vice versa and references to the singular number include the plural and vice versa.
- 1.4 references to any other documents referred to herein shall be references to such documents as amended and/or restated from time to time and be deemed to include any instruments amending, varying, supplementing, novating or replacing the terms thereof from time to time.

WE, the Charging Company in security of the due and timeous performance of the Secured Liabilities hereby ASSIGN, convey and make over to the Bank and their successors and assignees whomsoever all sums due and that may become due to us by way of rent by the Tenants with full power to the Bank to demand, uplift and claim payment of any sum or sums of rent now or hereafter payable to us by the Tenants under the Lease and to grant receipts and discharges thereof and the Charging Company hereby undertakes immediately following delivery hereof to intimate this

Assignment of Rents in the form set out in Part 3 of the Schedule to the Tenants, and will use reasonable endeavours to procure the execution and delivery to the Bank of an acknowledgement to such notice of assignment in the form set out in Part 4 of the Schedule; And we grant warrandice; And we consent to registration hereof for preservation: **IN WITNESS WHEREOF** these presents consisting of this and the preceding page together with the Schedule are executed as follows:

Subscribed for St James Investment Assets Limited  
at 57 HIGH STREET, WOLVERHAMPTON  
on 30<sup>TH</sup> OCTOBER 2023  
by

GARY HARTLAND

Full Name (Director/Attorney)  
before this witness

SHANNON PRICE

Full Name (Witness)

57 HIGH STREET

WOLVERHAMPTON

WV11 1ST

Address



Signature of Director/Attorney



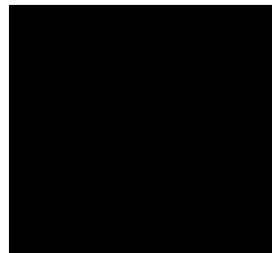
Signature of Witness

This is the Schedule referred to in the foregoing Assignment of Rents by **ST JAMES INVESTMENT ASSETS LIMITED** in favour of **CLYDESDALE BANK PLC (trading as Virgin Money)**

**PART 1**

**Property**

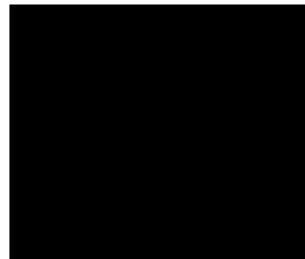
ALL and WHOLE the property known as Cradlehall Nursing Home, 9 Cradlehall Court, Inverness IV2 5WD being the subjects registered in the Land Register of Scotland under Title Number INV13390



## **PART 2**

### **Lease**

1. Lease between St James Investment Assets Limited and St Philips Care Caledonia Limited dated November 2023 and to be registered in the Land Register.



**PART 3**

**Form of Notice of Assignment**

To: St Philips Care Caledonia Limited  
c/o PLANT & CO LTD,  
17 Lichfield Street,  
Stone,  
Staffordshire,  
ST15 8NA

Dear Sirs

We, **ST JAMES INVESTMENT ASSETS LIMITED** incorporated as a company under Companies Act (Company Number 09342452 ) and having its Registered Office at Bridge House, 57 High Street, Wednesfield, Wolverhampton, WV11 1ST (the "**Borrower**") hereby give notice that by an Assignment of Rents dated November 2023 2023 ("**Assignment**") granted by the Borrower in favour of Clydesdale Bank PLC (trading as Virgin Money) (the "**Bank**"), we assigned by way of security to the Bank, all rights, title and interest in and to all present and future rentals receivable or recoverable by us, the Borrower, from you and your successors and assignees as tenants under the following lease:

Lease between St James Investment Assets Limited and St Philips Care Caledonia Limited in respect of Cradlehall Nursing Home, 9 Cradlehall Court, Inverness IV2 5WD (as varied and amended);

Until the Bank gives you notice to the contrary you should continue to pay your rents and all other sums to the account you currently make rental payments to.

On receipt of future notice or demand from the Bank you must pay any rentals, fees and other amounts due under the Lease to the Bank or as it shall direct and you need not make further enquiry of us as your landlord.

Please acknowledge receipt of this notice by signing and returning the same to Clydesdale Bank PLC.

.....  
For and on behalf of

**ST JAMES INVESTMENT ASSETS LIMITED**



**PART 4**

**Acknowledgement**

To: Clydesdale Bank PLC (trading as Virgin Money)

Attn:

**Cradlehall Nursing Home, 9 Cradlehall Court, Inverness IV2 5WD**

Dear Sirs,

We acknowledge receipt of a notice of assignation from St James Investment Assets Limited of which the above is a copy and confirm that we will make payment of all rents due to St James Investment Assets Limited under the Lease to such account as you may direct.

.....  
For and on behalf of

St Philips Care Caledonia Limited

.....  
Charging Company