



**Registration of a Charge**

Company Name: **MAD LETS LIMITED**

Company Number: **12047761**



Received for filing in Electronic Format on the: **30/07/2021**

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**Details of Charge**

Date of creation: **30/07/2021**

Charge code: **1204 7761 0002**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **109 KINGSWAY NORTH WARRINGTON WA1 3NX**

**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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **ALM**



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

Company number: 12047761

Charge code: 1204 7761 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th July 2021 and created by MAD LETS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th July 2021 .

Given at Companies House, Cardiff on 2nd August 2021

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

### SECURITY PROVIDER: MAD Lets Limited

whose address for the service of notices is 26 Arizona Crescent Great Sankey  
Warrington WA5 8DA

### LENDER:

**WEST BROMWICH COMMERCIAL LIMITED** whose registered number is  
5285783 and address for the service of notices is 2 Providence Place, West  
Bromwich, B70 8AF

**DATE:** 30/07/2021

### THIS DEED WITNESSES as follows:

#### 1. COVENANT TO PAY

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

#### 2. LEGAL CHARGE

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (the "**Mortgaged Property**").

#### 3. LAND REGISTRY

##### 3.1 Application for restriction

- (a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).
- (b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

#### 4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

**THIS LEGAL CHARGE** has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

**SCHEDULE**  
**MORTGAGED PROPERTY**

**Registered Land**

<b>Country and District (or Address or Description London Borough)</b>	<b>Title Number</b>
Cheshire: Warrington	CH480170
109 Kingsway North Warrington WA1 3NX	

**Unregistered Land**


EXECUTION PAGE

Security Provider

Executed as a deed by  
**MAD Lets Limited**  
Acting by a Director  
in the presence of:

M Deben.  
29/07/2021

Witness Signature  
Witness Name  
Witness Address

  
ROGER LAWSON  
3 VIRGINIA GARDENS  
GT SANKBY  
WARRINGTON  
WA5 8WN