



Registration of a Charge

Company Name: **SJG ESTATES LIMITED**

Company Number: **12066673**



Received for filing in Electronic Format on the: **22/07/2021**

XA9ASFDV

Details of Charge

Date of creation: **16/07/2021**

Charge code: **1206 6673 0004**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE LEASEHOLD PROPERTY KNOWN AS 5 HOLLAND STREET,
HURSTEAD, ROCHDALE, OL16 2SD REGISTERED UNDER TITLE NUMBER
GM2682**

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

Certified by: **FOOT ANSTEY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12066673

Charge code: 1206 6673 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th July 2021 and created by SJG ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd July 2021 .

Given at Companies House, Cardiff on 23rd July 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: **SJG Estates Limited** whose registered number is 12066673 and address for the service of notices is 20-22 Wenlock Road London N1 7GU

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: *10 July 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


Address: 5 Holland Street
Hurstead
Rochdale
OL16 2SD

Title Number: GM2682

Executed as a deed by
SJC Estates Limited
acting by a director

Signature:  (Director) Steve Grotchuk

In the presence of

Signature of Witness  Luke Thornton

Name (in BLOCK CAPITALS) LUKE THORNTON

Address FERENSTONE
CHURTON ROAD
FARNWORTH
CHESTER
CH3 6AP