



**Registration of a Charge**

Company Name: **DRINKS WAREHOUSE PLUS HOME HARDWARE LTD**

Company Number: **12624461**



XC85T0V4

Received for filing in Electronic Format on the: **20/07/2023**

**Details of Charge**

Date of creation: **14/07/2023**

Charge code: **1262 4461 0003**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **A LEGAL MORTGAGE OVER THE LEASEHOLD PROPERTY KNOWN AS UNIT 39, MIDDLEMORE INDUSTRIAL ESTATE, HANDSWORTH, HM LAND REGISTRY TITLE NUMBER WM509190.**

**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: **HSBC UK BANK PLC**



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

Company number: 12624461

Charge code: 1262 4461 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th July 2023 and created by DRINKS WAREHOUSE PLUS HOME HARDWARE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th July 2023 .

Given at Companies House, Cardiff on 21st July 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**

## LEGAL MORTGAGE

Dated 14<sup>th</sup> July 2023

**THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT YOU OBTAIN INDEPENDENT LEGAL ADVICE AND MAKE SURE YOU UNDERSTAND IT BEFORE YOU SIGN IT**

Key Mortgage Details	
You/Your	Drinks Warehouse Plus Home Hardware Ltd Number 12624461
Us/We	HSBC UK Bank plc (with registered number 09928412), whose address for service for entry on the register is HSBC UK Bank plc, Customer Service Centre, BX8 5HB or another entity that it transfers its rights and/or obligations under this Mortgage to.
The Property	Property address: Leasehold property known as Unit 39 Middlemore Industrial Estate Handsworth Land Registry title number: WM509190
Your assets that are secured	By entering into this Mortgage you are giving us security over the Property and your other assets listed in clause 3.
Your obligations to us that are secured	You give us security under this Mortgage for the payment of any amounts owed by you to us whether now or in the future and whether owed jointly or severally (the 'Debt').

Bank Reference: SC3989390090

Form of charge filed at H.M. Land Registry under reference: MD1574B

**1. MEANING OF WORDS**

- 1.1 The definitions in the Key Mortgage Details table apply to the rest of this Mortgage.
- 1.2 Our Mortgage Deed Conditions (2021 edition) (the "Conditions") are incorporated into this Mortgage.

**2. WHAT YOU AGREE TO PAY US**

- 2.1 You will pay us, on demand, the Debt.
- 2.2 The Debt does not include any money and liabilities arising under a regulated agreement, as defined under section 189 of the Consumer Credit Act 1974 as may be amended or replaced from time to time.
- 2.3 We will charge you interest in accordance with any agreement between you and us or (if there is no agreement) at a rate of 3% per year above the Bank of England base rate (as such base rate may change, and whenever such base rate is less than zero it shall be deemed to be zero) from the date of demand until the date on which you make the payment, if you fail to pay us in accordance with our demand.

**3. THE SECURITY YOU GIVE US**

You give us, with full title guarantee, and as continuing security for the payment of the Debt:

- 3.1 a legal mortgage over the Property;
- 3.2 an absolute assignment (subject to a proviso for reassignment on the irrevocable discharge in full of the Debt) of all your present and future right title and interest in:
- 3.2.1 all amounts due or owing to you in respect of the Property including under any lease or other right of occupation and any guarantee, security or other rights you have in relation to those amounts;
- 3.2.2 all rights under policies of insurance;
- 3.2.3 the benefit of all rights, documents, undertakings and warranties relating to the Property;
- 3.2.4 all goodwill of any business carried on at the Property at any time;
- 3.3 a first fixed charge over all your present and future right, title and interest in or to all shares and membership rights mentioned in clause 3 of the Conditions.
- 3.4 You will hold any Asset on trust for us if the security over it is ineffective.

**4. YOU AGREE TO REGISTER A RESTRICTION AT THE LAND REGISTRY**

You consent to us making an application to the Chief Land Registrar to enter the following restriction against the title of any land or property which is or becomes registered at the Land Registry and which is secured under this Mortgage:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 14.7.23 in favour of HSBC UK Bank plc referred to in the Charges Register"

**IN WITNESS** of the above, this document, which is intended to take effect as a deed, has been executed by you and is now delivered on the date mentioned above

This is an important legal document. We strongly recommend that you obtain independent legal advice and make sure that you understand it before you sign it.

Executed as a deed by )

Drinks Warehouse Plus Home  
Hardware Ltd )

acting by a  
director )

SATNAM SINGH Director  
(name of director)

in the presence of:

Signature of Witness

Print full name

Address

Occupation

OR

Executed as a deed by )

Drinks Warehouse Plus Home  
Hardware Ltd )

acting by  
two directors or a director and the  
secretary )

(name of director)

(name of director/secretary)

Director/Secretary

{REDACTED}

{REDACTED}

{REDACTED}

SOLICITOR