



Registration of a Charge

Company Name: **SJ & HIRST LIMITED**

Company Number: **14227934**



Received for filing in Electronic Format on the: **03/08/2023**

XC9512KQ

Details of Charge

Date of creation: **03/08/2023**

Charge code: **1422 7934 0002**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 1 DOLPHIN COURT, KINGS ROAD AND 8 & 9 KINGS ROAD, BRIGHTON BN1 1NE REGISTERED AT LAND REGISTRY WITH TITLE NUMBER ESX313605**

Contains fixed charge(s).

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: **OLIVER BUTLER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14227934

Charge code: 1422 7934 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd August 2023 and created by SJ & HIRST LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd August 2023 .

Given at Companies House, Cardiff on 4th August 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

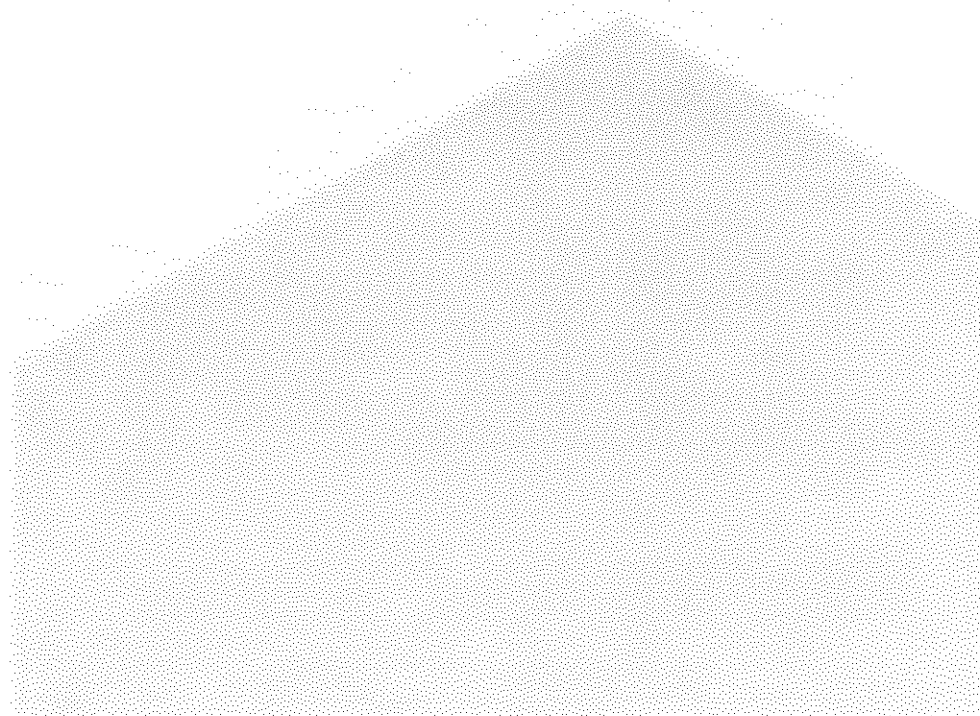


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



LendInvest Mortgage Deed

England & Wales



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Legal mortgage made on 3 day of August 2023

By this legal mortgage made by you:

BOX A (Customer details)

SJ & Hirst Limited
of
102 Cheyne Walk, London SW10 0DQ
with registered number 14227934

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Property* to secure your liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

BOX B (Description of the freehold/leasehold property to be mortgaged)

Address of Property

1 Dolphin Court, Kings Road and 8 & 9 Kings Road, Brighton BN1 1NE

Registered Land

Title Number(s)	
ESX313605	

Unregistered land

The Property is comprised in the following deed(s):

Date	Description of deed(s)	Parties

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2016) (the **Mortgage Conditions**). You acknowledge that you have received a copy of the Mortgage Conditions and agree that you will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage Conditions.
- (3) You undertake to pay us, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
- (A) you charge to us:
- (i) by way of legal mortgage, the *Property*;
- (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
- (a) all your *Insurance Policy Rights*;
- (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
- (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
- (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
- (B) you assign to us absolutely (subject to such rights being re-assigned to you at the end of the *Security Period*);
- (i) all of your *Insurance Policy Rights*;
- (ii) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
- (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,
- provided that nothing in this sub-paragraph (4)(B) shall constitute us as mortgagee in possession.
- (5) You consent to an application being made by us to the Land Registry for the following restriction to be registered against the title to the *Property*:
- "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 3 August 2023 in favour of LendInvest Security Trustees Limited referred to in the charges register or its conveyancer."*

You also consent to us registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.

This *Mortgage Deed* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Mortgage Deed*.

EXECUTION PAGE TO MORTGAGE DEED

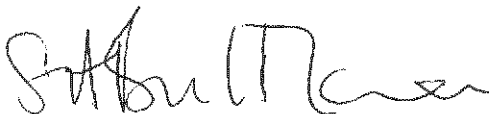
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Executed as a deed by **SJ & HIRST LIMITED**
acting by its Director

OLIVER ST JOHN
Name of Director


Signature of Director

in the presence of a witness:

Witness signature 

Witness name S. A. BUTTLEMAN

Witness address Streathers Solicitors
Accurist House
44 Baker Street
London
W1U 7AL

Witness occupation Solicitor