



Registration of a Charge

Company name: **KINGSFORD COMMERCIAL LIMITED**

Company number: **SC588771**



X7AYTI4A

Received for Electronic Filing: **26/07/2018**

Details of Charge

Date of creation: **25/07/2018**

Charge code: **SC58 8771 0006**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS 177 GORGIE ROAD,
EDINBURGH EH11 1TJ BEING THE SUBJECTS REGISTERED IN THE
LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID50437.**

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: **SCOTT PETERKIN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 588771

Charge code: SC58 8771 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 25th July 2018 and created by KINGSFORD COMMERCIAL LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th July 2018 .

Given at Companies House, Edinburgh on 27th July 2018

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

Certified a true copy

Glasgow 24 May 2014

For and on behalf of Burness Paul LLP

IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

Lender: Aldermore Bank Plc (and its transferees as described in the Mortgage Conditions) whose registered office is 1 st Floor, Block B, Western House, Lynch Wood, Peterborough, PE2 6FZ
Mortgage Conditions: the Aldermore Bank Plc Commercial mortgage conditions (Scotland) 2014
Chargor: Kingsford Commercial Limited, a company incorporated in Scotland (Company Number SC588771) and having its registered office at 14 Albany Street, Edinburgh, United Kingdom, EH1 3QB
Property: 177 Gorgie Road, Edinburgh, EH11 1TJ, as more fully described in Part 1 of the Schedule <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto; margin-right: auto;">Title No: MID50437</div>
Schedule: the Schedule in three parts annexed and signed as relative to this Standard Security
Secured Amount: has the meaning given to it in the Mortgage Conditions
<ol style="list-style-type: none">1. This Standard Security incorporates the Mortgage Conditions, a copy of which has been received by the Chargor, which the Chargor hereby acknowledges.2. The Chargor agrees to pay and discharge the Secured Amount in accordance with its terms and to comply with the Mortgage Conditions and, as continuing security for the Secured Amount, hereby grants a Standard Security in favour of the Lender over the Property.3. This Standard Security secures further advances but the Lender is not obliged to make further advances.4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply.5. This Standard Security is subject to the standard securities (if any) or agreements relating to ranking (if any) detailed in Part 2 of the Schedule.6. The Chargor grants warrandice, subject to the standard securities (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.7. The Chargor, as proprietor of the Property declares, with reference to the grant of this Standard Security over the Property in favour of the Lender, that as at this date the Property (or any part thereof) is neither (a) a matrimonial home in relation to which a spouse of the Chargor has occupancy rights, the expressions "matrimonial home" and "occupancy rights" having the meanings ascribed to them by the Matrimonial Homes (Family Protection) (Scotland) Act 1981; nor (b) a family home in relation to which a civil partner of the Chargor has occupancy rights, the expressions "family home" and "occupancy rights" having the meanings ascribed to them by the Civil Partnership Act 2004.

8. The Chargor consents to the registration of this Standard Security for execution.
9. This Standard Security will be governed by and construed in accordance with Scottish law.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Chargor as follows:-

at 14 ALBANY STREET, EDINBURGH

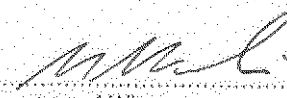
on 18/07/2018

by STUART MONTGOMERY
Print Full Name


Signature Director/Secretary

before this witness

Michael Kellie
Print Full Name


Signature of Witness

Address of Witness: 14 Albany Street, Edinburgh

This is the Schedule referred to in the foregoing Standard Security by Kingsford Commercial Limited in favour of Aldermore Bank Plc in respect of 177 Gorgie Road, Edinburgh, EH11 1TJ.

PART 1

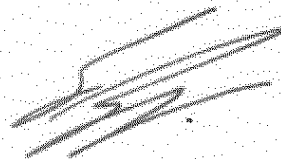
ALL and WHOLE the subjects known as 177 Gorgie Road, Edinburgh, EH11 1TJ being the subjects registered in the Land Register of Scotland under Title Number MID50437.

PART 2

NONE

PART 3

Missives of Let between Kingsford Estates Limited and Aroma Sanctuary Edinburgh Ltd dated 30 October 2017.

A handwritten signature in black ink, consisting of several fluid, overlapping strokes.