



Registration of a Charge

Company Name: **ST JAMES STREET DEVELOPMENTS LIMITED**

Company Number: **09557518**



Received for filing in Electronic Format on the: **19/12/2023**

XCIPJ9L4

Details of Charge

Date of creation: **19/12/2023**

Charge code: **0955 7518 0003**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **46 ST JAMES STREET TAUNTON TA1 1JR AND LAND AT THE BACK OF 15 MIDDLE STREET TAUNTON TA1 1SJ**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

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: **BSL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9557518

Charge code: 0955 7518 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th December 2023 and created by ST JAMES STREET DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th December 2023 .

Given at Companies House, Cardiff on 21st December 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

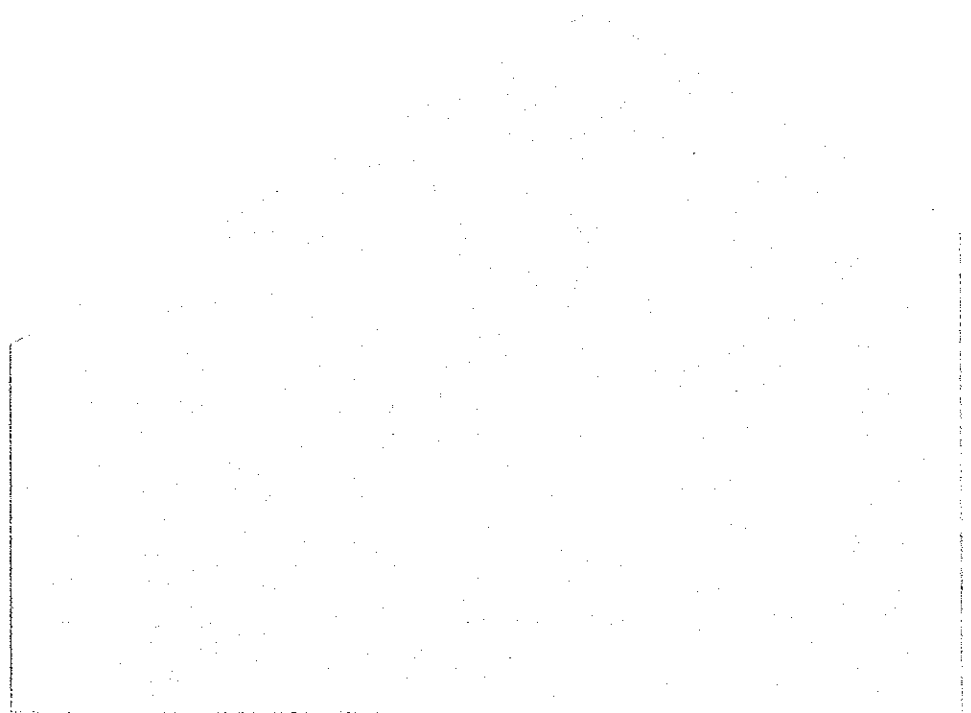


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



LendInvest Debenture

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 ALL OR PART OF THE CHARGED 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.

By this *Debenture* made on *19th* day of *December 2023* by you:

BOX A (Chargor details)

St James Street Developments Limited
whose registered office is Old Mills House, Old Mills Industrial Estate, Paulton, Bristol, Bath &
Ne Somerset, BS39 7SU
with registered number 09557518

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

BOX B (Details of certain specific Charged Property)

Assigned Contract(s): *Not applicable*

Designated Account(s): *Not applicable*

BOX C (Details of the Property to which the Mortgage Debt relates)

Address of Property: 46 St James Street, Taunton, TA1 1JR and Land at the back of 15 Middle Street, Taunton, TA1 1SJ

Title Number: ST48329 and ST257579

- (1) This *Debenture* incorporates the Debenture General Conditions (2016) (the **Debenture Conditions**). *You* acknowledge that *you* have received a copy of the Debenture Conditions and agree that *you* will observe and perform them.
- (2) Terms in italics used in this *Debenture* are defined in or, as applicable, interpreted in accordance with, the Debenture 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 fixed charge:
- (a) all of *your* present and future interest in or over any freehold, leasehold or commonhold property (whether registered or unregistered) not otherwise effectively mortgaged or charged under the Mortgage Deed together with all building and fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property and all rights in respect of that property;
- (b) all licences, consents and authorisations (statutory or otherwise) held or required in connection with *your* business or the use of any Charged Property, and all rights in connection with them;
- (c) all of *your* present and future goodwill;
- (d) all of *your* present and future uncalled capital;
- (e) all of *your* Equipment;
- (f) all of *your* Intellectual Property;
- (g) all of *your* Book Debts;
- (h) all of *your* Investments; and
- (i) all monies from time to time standing to the credit of *your* accounts with any bank, financial institution or other person (including, if applicable, each Designated Account);
- (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) the benefit of each *Assigned Contract* and the benefit of any guarantee or security for the performance of each *Assigned Contract*; and
- (C) *you* charge to *us*, by way of floating charge, all of *your* undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to either paragraphs (A) or (B) above or pursuant to the Mortgage Deed.

This *Debenture* 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 *Debenture*.

EXECUTION PAGE TO DEBENTURE

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 ALL OR PART OF THE CHARGED 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.

Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by

St James Street Developments Limited

acting by its Director

Roderick Barry Thomas

Name of Director

K. S. Thomas

Signature of Director

In the presence of a witness:

Witness signature

[Signature]

Witness name

JASON LEGER

Witness address

Quality Solicitors Gould & Swayne
21 Broad Street
Wells
Somerset
BA5 2DJ

Witness occupation

SOLICITOR

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Where you are a limited liability partnership and are signing by two members

Executed as a deed by *[Insert name of limited liability partnership]*
acting by two Members

.....
Name of Member

.....
Signature of Member

.....
Name of Member

.....
Signature of Member

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Where you are a limited liability partnership and are signing by a member in the presence of a witness

Executed as a deed by [*Insert name of limited liability partnership*]
acting by its Member

.....
Name of Member

.....
Signature of Member

In the presence of a witness:

Witness signature

Witness name

Witness address

.....

Witness occupation