



Registration of a Charge

Company name: **RED STAR PUB COMPANY (WR II) LIMITED**

Company number: **SC202689**



X8Y51CYA

Received for Electronic Filing: **05/02/2020**

Details of Charge

Date of creation: **23/01/2020**

Charge code: **SC20 2689 0001**

Persons entitled: **THE HIGHLAND COUNCIL**

Brief description: **THE SUBJECTS KNOWN AS AND FORMING BLACKFRIARS, 93-95
ACADEMY STREET, INVERNESS IV1 1LU**

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: **ERIN LEYDEN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 202689

Charge code: SC20 2689 0001

The Registrar of Companies for Scotland hereby certifies that a charge dated 23rd January 2020 and created by RED STAR PUB COMPANY (WR II) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th February 2020 .

Given at Companies House, Edinburgh on 5th February 2020

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

STANDARD SECURITY

by

RED STAR PUB COMPANY (WR II) LIMITED

in favour of

THE HIGHLAND COUNCILSubjects: **Blackfriars, 93-95 Academy Street, Inverness**

Standard Security

We, **RED STAR PUB COMPANY (WR II) LIMITED**, incorporated under the Companies Acts (Company Number SC202689) and having our registered office at 3-4 Broadway Park, South Gyle Broadway, Edinburgh EH12 9JZ ("**Owner**"), in security of all sums or obligations due or to become due by the Owner to **THE HIGHLAND COUNCIL**, established in terms of the Local Government etc. (Scotland) Act 1994 and having its Principal Office at Council Buildings, Glenurquhart Road, Inverness and interest at 4 per centum per annum (4%) above the base rate from time to time of the Royal Bank of Scotland plc or if such base rate shall cease to exist or apply for any reason such other reasonably equivalent rate as the Highland Council may specify on such sums including without prejudice to the foregoing generality sums and obligations due by the Owner in terms of the Offer of Grant by the Highland Council in the Owner's favour dated 6 March 2019 and the Owner's acceptance thereof dated 6 March 2019 ("**the Grant Offer**") and any supplementary agreement or agreements to follow thereon **GRANT** a Standard Security in favour of the Highland Council over **ALL and WHOLE** the subjects known as and forming Blackfriars, 93-95 Academy Street, Inverness IV1 1LU in the County of Inverness being the subjects outlined in red on the plan annexed and executed as relative hereto and comprising the subjects more particularly described in and disposed by Disposition by Trustees of Angus Bethune and others in favour of William McAllister dated 18, 24 and 26 April and 8 and 10 May, all days in 1905, and recorded in the Division of the General Register of Sasines for the County of Inverness on 16 May 1912 ("**Property**"); And the Owner agrees that save and insofar as the Standard Conditions aftermentioned are varied by the provisions of this Standard Security or by the Grant Offer and may hereafter be varied by any supplementary agreement or agreements to follow thereon, or by any subsequent deed of variation, the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply; And the Owner agrees that the Standard Conditions shall be varied to the effect that standard condition 6 shall not apply declaring, however, that it shall be an obligation on the Owner:-

1. to insert a clause in any lease of the Property binding the tenants under said lease(s) to full repairing and insuring lease conditions set out in the Grant Offer, but that only to the extent that the Owner has not retained the obligation meet those said conditions in terms of the said lease(s); and
2. to provide the said The Highland Council with signed copies of the said lease(s) of the Property entered into by the Owner as soon as reasonably practicable and no later than 10 Working Days of the date of execution.

And the Owner grants warrandice: **IN WITNESS WHEREOF** standard security consisting of this and the preceding page together with the plan annexed is executed as follows:-

SUBSCRIBED for and on behalf of
RED STAR PUB COMPANY (WR II) LIMITED

at X EDINBURGH

on X 31st OCTOBER 2019

by

X *Sarah*
X *SARAH SCULBERTSON*

Authorised Signatory / Director
Full Name

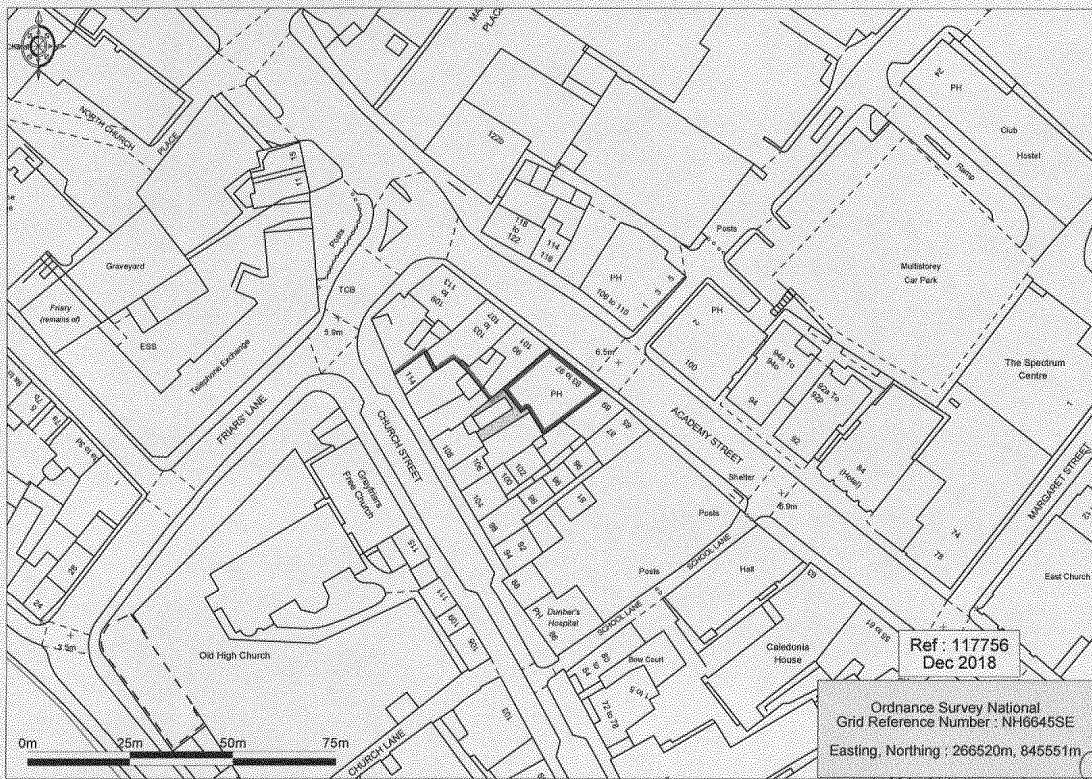
in the presence of

X *Cery*
X *CLAUDIA VAUGHAN*

Witness
Full Name
Address

X Star Pubs and Bars
X 3-4 Broadway Park
South Gyle Broadway
Edinburgh
EH12 9JZ

93-95 Academy Street, Inverness



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This is the plan referred to in the previous Standard Security by Red Star Ltd (bearing UK 11) limited in favour of the Highland Council.

X Shading
RSPCLW211/1