



Registration of a Charge

Company Name: **CONSENSUS CAPITAL PROPERTY HOLDINGS LTD**

Company Number: **SC400368**



Received for filing in Electronic Format on the: **19/03/2024**

XCZ7BBMB

Details of Charge

Date of creation: **18/03/2024**

Charge code: **SC40 0368 0025**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE (FIRST) THE SUBJECTS KNOWN AS UNIT 2, THE ITALIAN CENTRE, 19 JOHN STREET, GLASGOW REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER GLA65870; AND (SECOND) ALL AND WHOLE THE SUBJECTS KNOWN AS THE CAFÉ, THE ITALIAN CENTRE, JOHN STREET, GLASGOW, G1 111P REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER GLA80738**

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: **J C FRASER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 400368

Charge code: SC40 0368 0025

The Registrar of Companies for Scotland hereby certifies that a charge dated 18th March 2024 and created by CONSENSUS CAPITAL PROPERTY HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th March 2024 .

Given at Companies House, Edinburgh on 21st March 2024

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

CONSENSUS CAPITAL PROPERTY HOLDINGS LTD

in favour of

BANK OF SCOTLAND PLC

Property: Cafe and Unit 2, The Italian Centre, 19 John Street, Glasgow

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

STANDARD SECURITY

In this **STANDARD SECURITY** the words listed below have the following meanings:-

- BoS:** **BANK OF SCOTLAND PLC** incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.
- Borrower:** **CONSENSUS CAPITAL PROPERTY HOLDINGS LTD**, a company incorporated in Scotland under the Companies Acts (Registered Number SC400368) and having its Registered Office at 10 Craigmillar Park, Edinburgh, Scotland, EH16 5NE
- Property:** Café and Unit 2, The Italian Centre, 19 John Street, Glasgow as more fully described in Part 1 of the Schedule.
- Title Number: GLA65870 and GLA80738
- Deed of Conditions:** The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.
- Schedule:** The Schedule in three Parts annexed and signed as part of this Standard Security.
- Secured Liabilities:** has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.
6. The Borrower grants warrandice, subject to the heritable security (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 Borrower consents to the registration of this Standard Security for execution.
8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is Level 5, 110 St Vincent Street, Glasgow, G2 5ER

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

Subscribed for and on behalf of **Consensus Capital Property Holdings Ltd**

by



Director

Mark Anthony Emlick

Full Name of Signatory (Please Print)

At Edinburgh

On 4 March 2024

before



Witness (Signature)

Ralph Hardie

Witness Name (Please Print)

26 George Square Edinburgh

Witness Address

*Please delete as applicable

[Please remember to execute the Schedule]

Schedule referred to in the foregoing Standard Security by Consensus Capital Property Holdings Ltd in favour of Bank of Scotland plc

PART 1

ALL and WHOLE (First) the subjects known as Unit 2, The Italian Centre, 19 John Street, Glasgow registered in the Land Register of Scotland under Title Number GLA65870; and (Second) ALL and WHOLE the subjects known as The Café, The Italian Centre, John Street, Glasgow, G1 1HP registered in the Land Register of Scotland under Title Number GLA80738

PART 2

NONE

PART 3

Lease between Consensus Capital Property Holdings Ltd and Aimee Bridal Couture Limited dated 5 and 6 February 2024 and presently undergoing registration in the Books of Council and Session

[To be executed by the Borrower]

