

Title Number : EX420411

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 10 MAR 2022 at 14:29:11 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX420411
Address of Property	: 23 High Street, Grays (RM17 6NB)
Price Stated	: £230,000
Registered Owner(s)	: LEOMINIK LIMITED (Co. Regn. No. 12878758) of 5 Harcourt Road, London SW19 1LS.
Lender(s)	: National Westminster Bank PLC

Title number EX420411

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 MAR 2022 at 14:29:11. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

THURROCK

- 1 (02.03.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 High Street, Grays (RM17 6NB).
- 2 An Agreement dated 10 August 1979 made between (1) The Thurrock Borough Council (2) Ravensett Properties Limited and (3) Commercial Properties Limited is expressed to grant rights to use the service road and trucking passage together with lifts and stairs as therein mentioned.

NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (19.03.2021) PROPRIETOR: LEOMINIK LIMITED (Co. Regn. No. 12878758) of 5 Harcourt Road, London SW19 1LS.
- 2 (19.03.2021) The price stated to have been paid on 5 March 2021 was £230,000.
- 3 (19.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2021 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (24.08.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 2 (27.09.2013) The land is subject for a term of 10 years from 1 August 2010 to the rights granted by a lease dated 9 September 2013 of 21 High Street, Grays made between (1) David John Stuart Hannah and Gillian Mary Hannah and (2) Hannahs Bakeries Limited.

NOTE: Copy filed under EX896506.

- 3 (19.03.2021) REGISTERED CHARGE dated 1 March 2021.
- 4 (19.03.2021) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation, P.O. Box 339, Manchester M60 2AH.

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Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.08.2010	23 High Street, Grays	28.07.2010 10 years and 3 days from 28/7/2010	EX855091

End of register