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# Official copy of register of title

Title number NGL704270

Edition date 13.08.2018

- This official copy shows the entries on the register of title on 22 OCT 2021 at 14:41:04.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Oct 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF WESTMINSTER

- 1 (17.02.1993) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being The Adelphi Theatre, 411-412 Strand, London.

NOTE 1: As to the part tinted blue on the filed plan only the cellars are included in the title.

NOTE 2: As to the part tinted mauve on the filed plan only the basement is included in the title.

NOTE 3: As to the part tinted brown on the filed plan only the basement and ground floor are included in the title.

NOTE 4: As to the part tinted pink on the filed plan only the ground floor is included in the title.

NOTE 5: As to the part tinted yellow on the filed plan only the first floor is included in the title.

- 2 (17.02.1993) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 9 December 1992  
 Term : From 23 January 1993 to 1 April 2019 (Determinable)  
 Rent : As therein mentioned  
 Parties : (1) J. NED., INC. and others  
 (2) The Adelphi Theatre Company Limited

- 3 (17.02.1993) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

- 4 (17.02.1993) The landlord's title is registered.

- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or

## A: Property Register continued

affect the registered land.

## 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 (17.02.1993) PROPRIETOR: THE ADELPHI THEATRE COMPANY LIMITED (Co. Regn. No. 02761565) of 65 Drury Lane, London WC2B 5SP.
- 2 (13.08.2018) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 (17.02.1993) The land is subject to a License dated 20 December 1917 in favour of the Charing Cross West End & City Electricity Supply Co. Ltd., to carry on an Electrical Generating Station on certain adjoining property and other matters connected therewith.
- 2 (17.02.1993) The land is subject to the following rights reserved by a Transfer of the freehold estate of the land in this title dated 31 May 1984 made between (1) Kenshire Limited and (2) Adelphi James Nederlander Inc:-

There are excepted and reserved out of the property for the benefit of the Transferors adjoining and neighbouring land and buildings in favour of the Transferor in fee simple the following rights:-

(a) The right of support and protection from the property.

(b) The right of support from the fire escape at the rear of 413/416 Strand.

(c) The right to the free running and passage of water soil gas and electricity through all sewers pipes drains water courses wires cables and mains in or under the property and serving the Transferors said adjoining and neighbouring lands and buildings with the right to enter upon the property at all reasonable times for the purpose of inspecting cleansing repairing and maintaining the same the Vendor or other persons exercising such right causing as little inconvenience as possible and making good at their own expense any damage occasioned thereby as soon as possible.

(d) All such rights easements quasi-easements rights in the nature of easements and privileges as are now enjoyed by any adjacent property and in particular the right at any time but (except in emergency) only after giving reasonable prior notice to the Transferees to enter upon the property in order to inspect or execute works in connection with such rights easements quasi-easements rights in the nature of easements and privileges as aforesaid or to view the condition of or execute works upon any of the said adjoining and neighbouring lands and buildings and the right to build on or into any walls of the property the Transferor or other persons exercising such rights causing as little inconvenience as possible and making good at their own expense any damage occasioned thereby as soon as possible.

There is excepted and reserved out of the property for the benefit of the Transferors adjoining land known as 21/22 Maiden Lane (hereinafter called "the Maiden Lane site") in favour of the Transferor in fee simple the following rights:

(a) The full and unrestricted right at all times hereafter and from time to time to erect or permit to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on the Maiden Lane site or to raise any

## C: Charges Register continued

building now on the Maiden Lane site to such heights as the Transferor may desire in such manner as to obstruct or interfere with the passage of light and air to any building on the property PROVIDED ALWAYS that the aforesaid exception and reservation shall not prejudice any rights the Transferees may have at common law in respect of any nuisance arising from the manner in which any building works for such erection or alteration as aforesaid are carried out.

(b) The right for the Transferor at its own expense and at such time as is convenient to the Transferees if required by the Local Planning Authority or if deemed expedient by the Transferor in connection with any application by the Transferor for the redevelopment of the Maiden Lane site to redecorate the rear facade of the property fronting Maiden Lane in a good and workmanlike manner and to the reasonable satisfaction of the Transferees."

3 (27.07.1993) 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.

4 (27.07.1993) The parts of the land affected thereby are subject to the following rights granted by the Lease of an electrical transformer chamber dated 7 April 1993 referred to in the Schedule of Leases hereto:-

"TOGETHER with the right for the Tenant from time to time to install and during the continuance of the term hereby created to maintain on the demised premises such transforming and other plant and apparatus as may from time to time be requisite for the purposes of the Tenant's undertaking AND TOGETHER with the right for the Tenant to take in and expel air from and over the land adjoining the ventilators AND TOGETHER with the right for the Tenant from time to time to lay and during the continuance of the term hereby created to use and maintain through or under that part of the Landlord's Building and premises delineated on the said plan and thereon edged green such electric lines ducts and other apparatus as may in the opinion of the Tenant from time to time be requisite for connecting the said transforming and other plant and apparatus with the Tenant's distributing mains in the adjacent public streets or elsewhere AND TOGETHER with the right for the Tenant and its contractors or agents and their respective servants and workmen at all times during the term hereby created to enter the said Landlord's Building and premises over the route shown edged brown on the said plan and do thereon such acts and things as may be necessary for the purpose of installing laying inspecting maintaining or removing any such plant electric lines or other apparatus."

*NOTE: Copy filed.*

## Schedule of notices of leases

|   | Registration date and plan ref. | Property description             | Date of lease and term                  | Lessee's title |
|---|---------------------------------|----------------------------------|---|----------------|
| 1 | 27.07.1993                      | Ground Floor Transformer Chamber | 07.04.1993<br>99 years from<br>7.4.1993 | NGL705973      |

NOTE: See Entry in the Charges Register relating to the rights granted by this lease

## End of register