



Official copy of register of title

Title number SYK39935

Edition date 08.11.2019

- This official copy shows the entries on the register of title on 02 Dec 2019 at 08:45:03.
- 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 02 Dec 2019.
- 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 Nottingham Office.

A: Property Register

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

SOUTH YORKSHIRE : BARNSELEY

- 1 (16.09.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18a and 20-30 (even numbers) Shambles Street, Barnsley (S70 2SW).
- 2 The land has the benefit of the right of entry granted by but is subject to the rights granted over the land in this title by the Deed dated 5 August 1966 referred to in the Charges Register.
- 3 The Deed dated 5 August 1966 referred to above contains provisions as to light or air and boundary structures.
- 4 (09.03.2004) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (08.11.2019) A Transfer of the land in this title dated 4 September 2019 made between (1) Grange Court Property Limited and (2) HJ Collection Limited contains a provision as to light or air.

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 (08.11.2019) PROPRIETOR: HJ COLLECTION LIMITED (Co. Regn. No. 11834490) of Oaks Court, 1 Warwick Road, Borehamwood WD6 1GS.
- 2 (08.11.2019) The price stated to have been paid on 4 September 2019 was £850,000 exclusive of VAT.
- 3 (08.11.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Deed dated 5 August 1966 made between (1) Clarkson's Old Brewery (Barnsley) Limited and (2) London and South Yorkshire Securities Limited contains restrictive covenants.

NOTE: Copy filed under SYK21052.
- 2 (23.02.1999) 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.
- 3 (30.10.2015) The land is subject to the easements granted by a lease dated 29 September 2015 of Second Floor, Yorkshire House for a term of 5 years from 1 February 2013.

NOTE: Copy filed

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.02.1999 edged and no'd 1 in blue (part of)	26-30 (even) Shambles Street (ground floor and lower ground floor premises only)	19.10.1998 25 years from 19.10.1998	SYK404715
2	24.08.2012 Edged and no'd 2 in blue (part of) (NSE)	20 Shambles Street (ground and lower ground floor premises only)	27.06.2012 10 years from 03.05.2012	SYK599727
3	27.03.2018 Edged and numbered 4 in blue (part of)	24 Shambles Street	26.10.2017 12 years from 24 June 2019 expiring 23 June 2031	SYK659609
4	20.08.2009	24 Shambles Street	12.04.2001 10 years from 12 April 2001	

End of register