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Official copy of register of title

Title number AGL325124

Edition date 02.11.2017

- This official copy shows the entries on the register of title on 10 JUN 2020 at 13:12:02.
- 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 10 Jun 2020.
- 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, Wales 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.

ENFIELD

- 1 (15.10.2014) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above title filed at Land Registry and comprising the ground floor restaurant being 64 Aldermans Hill, London (N13 4PP).
- 2 (15.10.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 24 September 2014
Term : 20 years from 24 September 2014
Parties : (1) John Charles Edgar
(2) Sabrina Shah and Asma Shah
- 3 (15.10.2014) The Lease prohibits or restricts alienation.
- 4 (15.10.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (15.10.2014) The land has the benefit of a right of way over the passageway at the back leading into Grovelands Road.
- 6 (15.10.2014) The landlord's title is registered.

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 (02.11.2017) PROPRIETOR: BROOMFIELD COFFEE BAR LIMITED (Co. Regn. No. 10832599) of 64 Aldermans Hill, London N13 4PP.
- 2 (02.11.2017) The price stated to have been paid on 20 October 2017 was £1,000.

B: Proprietorship Register continued

- 3 (02.11.2017) 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.
- 4 (02.11.2017) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (15.10.2014) A Deed dated 16 January 1907 made between (1) The British Land Company Limited and (2) Edmondsons Limited contains or refers to restrictive covenants but, the documents having been destroyed by enemy action, no particulars of such covenants could be obtained on first registration.

End of register