



Registration of a Charge

Company name: **SOUTHCOVE LIMITED**

Company number: **SC449697**

Received for Electronic Filing: **25/11/2019**



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Details of Charge

Date of creation: **20/11/2019**

Charge code: **SC44 9697 0013**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE SUBJECTS AT 5 ROYAL EXCHANGE SQUARE, GLASGOW, G1 3AH BEING THE GROUND FLOOR SHOP PREMISES OF THE TENEMENT 5, 5A AND 7 ROYAL EXCHANGE SQUARE WITH THE BASEMENT PREMESIS BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER GLA173088**

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:

PINSENT MASONS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 449697

Charge code: SC44 9697 0013

The Registrar of Companies for Scotland hereby certifies that a charge dated 20th November 2019 and created by SOUTHCOTE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th November 2019 .

Given at Companies House, Edinburgh on 26th November 2019

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

BANK OF SCOTLAND

STANDARD SECURITY

by

SOUTHCOVE LIMITED

in favour of

BANK OF SCOTLAND PLC

Property: 5 Royal Exchange Square, Glasgow G1 3HA

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: **SOUTHCOVE LIMITED**, incorporated in Scotland under the Companies Acts (Company No SC449697) and having its Registered Office at 23 Royal Exchange Square, Glasgow, G1 3AJ

Property: 5 Royal Exchange Square, Glasgow G1 3AH

as more fully described in Part 1 of the Schedule.

Title Number: GLA173088

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 Bank of Scotland Plc, Level 6, 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 as follows:-

Subscribed for SOUTHCOTE LIMITED
at GLASGOW
on 4 OCTOBER 2019
by

JAMES MURPHY

Full Name (Director/Attorney)
before this witness

SHUMAIL SAIED

Full Name (Witness)

Address

Signature of Director/Attorney

Signature of Witness

Schedule referred to in the foregoing Standard Security by Southcove Limited in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the subjects at 5 Royal Exchange Square, Glasgow G1 3AH being the ground floor shop premises of the Tenement 5, 5A and 7 Royal Exchange Square with the basement premises being the subjects registered in the Land Register of Scotland under title number GLA173088.

PART 2

NONE



4/10/2009,

PART 3

NONE