

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 29 MAR 2024 AT 16:41:41. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, COVENTRY OFFICE.

TITLE NUMBER: WM278868

There is no application or official search pending against this title.

## 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.

WEST MIDLANDS : BIRMINGHAM

- 1 (18.03.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 46 Wainwright Street, Aston, Birmingham (B6 5TJ).
- 2 (18.03.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 17 February 1983  
Term : 99 years from 24 May 1982  
Rent : £5,750 subject to review and additional rent  
Parties : (1) The City of Birmingham District Council  
(2) Wilfred Clark Limited
- 3 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 (12.03.1996) The Lease dated 17 February 1983 referred to above has been determined as to the land edged and lettered x in green on the filed plan.
- 5 (29.06.1999) By a Deed dated 10 May 1999 made between (1) Birmingham City Council and (2) Sheridan Godfrey John Meaking and A Thompson (Properties) Limited the terms of the registered lease were expressed to be varied.  
  
*NOTE: Copy Deed filed.*
- 6 (25.10.2002) The landlord's title is registered.
- 7 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 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

Title number WM278868

## B: Proprietorship Register continued

- 1 (18.03.2014) PROPRIETOR: GERMAN CHRISTMAS COMPANY LIMITED (Co. Regn. No. 7822476) of 170 Edmund Street, Birmingham B3 2HB.
- 2 (18.03.2014) The price stated to have been paid on 4 March 2014 for the land in this title and in WM628797 was £501,000 plus £100,200 VAT.
- 3 (18.03.2014) 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.
- 4 (15.10.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 October 2015 in favour of Barclays Security Trustee Limited referred to in the Charges Register.

## C: Charges Register

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

- 1 (15.10.2015) REGISTERED CHARGE dated 6 October 2015 affecting also title WM628797.
- 2 (16.04.2018) Proprietor: BARCLAYS SECURITY TRUSTEE LIMITED (Co. Regn. No. 10825314) of P.O. Box 16276, One Snowhill, Snowhill Queensway, Birmingham B2 2XE.

End of register