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Official copy of register of title

Title number MS608425

Edition date 20.05.2021

- This official copy shows the entries on the register of title on 04 SEP 2023 at 16:48:57.
- 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 04 Sep 2023.
- 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, Birkenhead 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.

MERSEYSIDE : WIRRAL

- 1 (20.12.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 20 Market Street, Wirral (CH47 2AE).

NOTE: Only the ground floor is included in the title.

- 2 (20.12.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 12 April 2013
 Term : 11 years from 12 April 2013
 Parties : (1) Juliet Eva Broster
 (2) Paul Andrew Doughty

- 3 (20.12.2013) The Lease prohibits or restricts alienation.

- 4 (20.12.2013) The landlord's title is registered.

- 5 (20.05.2021) A Transfer of the land in this title dated 7 May 2021 made between (1) Tony Luongo and (2) Junket Ltd contains a provision relating to the creation and/or passing of easements.

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 (20.05.2021) PROPRIETOR: JUNKET LTD (Co. Regn. No. 12916944) of 27 Sutton Avenue, Neston CH64 0TQ.

B: Proprietorship Register continued

- 2 (20.05.2021) The price stated to have been paid on 7 May 2021 was £1.
- 3 (20.05.2021) 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 (20.12.2013) The land is subject to the rights reserved by the registered lease.
- 2 (20.12.2013) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.02.2004	20 Market Street	07.01.2004 20 years from 7.1.2004	MS483956

NOTE 1: This lease was disclaimed by the Treasury Solicitor on date 4 January 2018. The registered leasehold title has been closed. There is a subsisting underleasehold interest under this lease

NOTE 2: Copy disclaimer filed under MS483956.

End of register